



1 Manor House Farm Lane Bottom Rochdale, OL16 3TD

Stunning stone built cottage set all on one level with superior finishes and colour palette whilst maintaining the sympathetic traditional cottage features. Briefly comprising; entrance porch, large dining kitchen, inner hallway, fitted bathroom, two double bedrooms and the grand living room with views over ogden reservoir. This property has undergone considerable refurbishment along with a designer to incorporate a new kitchen, flooring, interior doors, fitted storage all in a modern colour palette. The exposed stonework and ceiling beams ensure the feeling of being in a true traditional cottage. This property has a rural feel being situated in a little hamlet at Higher Ogden. Being all on one level makes it a great home for those wanting a bungalow. There are beautiful and quaint views to all aspects. Internal viewing comes highly recommended.

Rural location

Designer kitchen

Grand living / dining area

Superior fitted bathroom

Stone built cottage

Views over Ogden Reservoir

Two double bedrooms

Traditional features

£269,000

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Entrance Porch 6' 7" x 3' 11" (2.01m x 1.20m)

Entrance to the home with a window and radiator also serves as a cloak / boot room

Kitchen 11' 1" x 20' 7" (3.39m x 6.28m)

Recently redesigned kitchen complete with dining area. Modern soft grey base and wall cabinets with solid oak worktops and trims. Integrated oven, hob, wine cooler and stainless steel sink and drainer. AGA cooker with induction hob. Plumbed for automatic washing machine. Finished with Karndean flooring. 2 windows. Glazed oak door leads to the interior hall.

Hallway 18' 8" x 6' 1" (5.70m x 1.85m)

Interior hallway leading from the kitchen and open to the living room. Providing access to the bedrooms and bathroom. Fitted with solid oak storage.

Living Room 27' 2" x 16' 0" (8.27m x 4.88m)

Exceptional living room which comfortably houses a vast amount of seating and a 10 seater dining table, perfect for entertaining. Beautiful traditional features such as exposed beams and stunning original stone walls with featured inset shelving and raised levels. Windows provide views over three elevations. Decorated in a neutral colour palette.

Bedroom 1 14' 0" x 17' 9" (4.26m x 5.41m)

Sunshine bedroom with exposed stonework and beams to the ceiling. Fitted wardrobes.

Family Bathroom 4' 11" x 14' 5" (1.49m x 4.40m)

Modern bathroom with Pshaped bath with shower above and full closure shower screen. Low level W/C and pedestal wash hand basin. Tiling to floor and walls.

Bedroom 2 13' 2" x 12' 0" (4.02m x 3.65m)

Generous second bedroom with fitted mirror wardrobes. Entrance to the boarded loft with pull down ladders.

Outdoors

The property has a space for parking (ground rent applies) and is just a stone throw away from many walks and outside spaces with far reaching views.

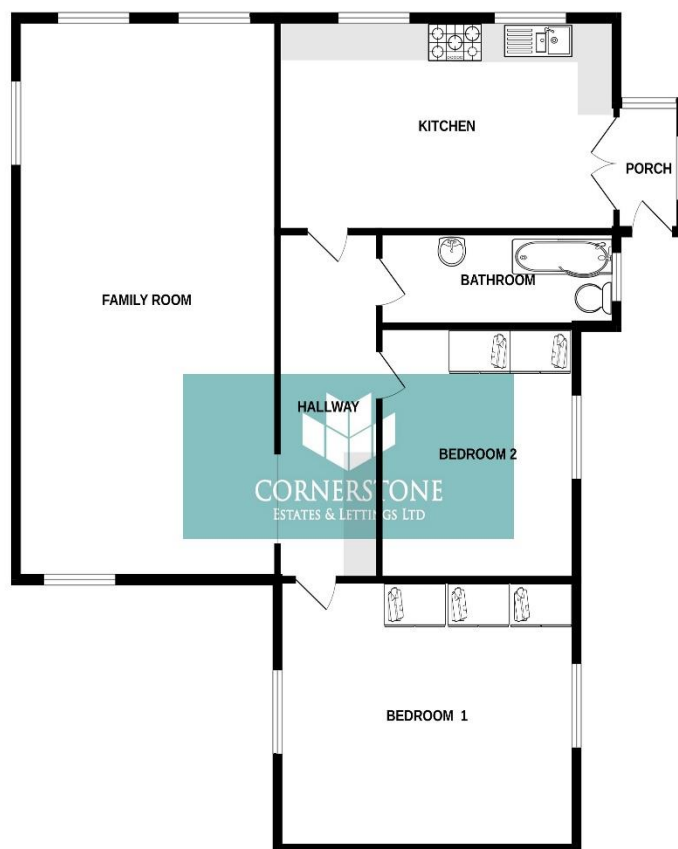
Tenure

We are advised this is leasehold but confirmation should be sought from your solicitor.

Council tax

Band D

GROUND FLOOR
1318 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

1 Manor House Farm Higher Ogden, Lane Bottom, Newhey, ROCHDALE, OL16 3TD

Dwelling type: Top-floor flat
Date of assessment: 24 July 2020
Date of certificate: 25 July 2020
Reference number: 0675-2854-6537-2620-1271
Type of assessment: RdSAP, existing dwelling
Total floor area: 119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

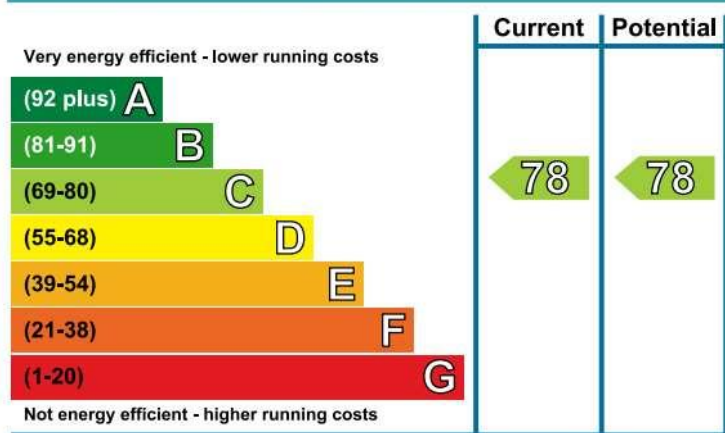
Estimated energy costs of dwelling for 3 years: £ 2,079

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	Not applicable
Heating	£ 1,485 over 3 years	£ 1,485 over 3 years	
Hot Water	£ 315 over 3 years	£ 315 over 3 years	
Totals	£ 2,079	£ 2,079	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.