



## Smugglers View, No 9 Wall Hill Road Oldham, OL3 5BN

Prepare to be captivated by this exquisite 4-bedroom farmhouse in Dobcross, Saddleworth, a masterpiece of 18th-century craftsmanship seamlessly blended with modern sophistication. This splendid residence offers panoramic views that are nothing short of breathtaking, providing an idyllic backdrop to a life of luxury and tranquility. Step inside and discover an expansive living space that marries timeless character with contemporary elegance, creating an unparalleled environment for refined living. Every corner of this home exudes charm, from its meticulously preserved period features to the high-end modern amenities that cater to today's discerning buyer. The allure of this property extends beyond the walls of the main house. Set amidst landscaped grounds, you will find enchanting woodlands, manicured gardens, a 4 acre plot of adjoining land and a versatile self-contained annex. This additional space offers boundless potential, whether for equestrian pursuits, a thriving business venture, or future development opportunities. Every aspect of this estate invites you to explore its endless possibilities, making it a truly unique and profitable investment for those seeking both luxury and opportunity.

**Character Property**

**4 acre plot included**

**5 bedrooms**

**Self contained annex**

**£875,000**

**Over 2500 square foot**

**Breathtaking views**

**4 bathrooms**

**Driveway and garage**

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£875,000

## Dining kitchen 15' 6" x 33' 11" (4.73m x 10.34m)

Well stocked kitchen which is ideal for anyone who enjoys cooking and entertaining. The tower units neatly hide a full size larder fridge and freeze and display the wine coolers. There are 3 integrated eye level ovens with steam option, microwave and coffee maker. The central island doubles as a breakfast bar and is of a bespoke design with corian worktops and end panel. There is a Quooker tap over the sink, a Champaign chiller and a ceramic hob with built in extractor. To the end of the island is the dining area with fixed bench seating looking through the bifold doors to the impressive views beyond. Original beamed ceiling.

## Office 15' 1" x 6' 6" (4.61m x 1.99m)

If you must work from home you will find no better place than here with the large picture window. Built in storage ideal for cloaks. Double doors lead to kitchen

## Lounge 17' 2" x 15' 6" (5.24m x 4.73m)

Spacious room with feature fireplace. Storage cupboard.

## Utility room 9' 1" x 9' 0" (2.76m x 2.75m)

Cabinets and worktops with sink and drainer. Plumbed for washing machine.

## W/c 2' 6" x 4' 8" (0.75m x 1.42m)

## Bedroom 4 11' 5" x 7' 10" (3.47m x 2.39m)

## Bedroom 3 11' 4" x 10' 6" (3.46m x 3.21m)

Built in wardrobes. Door to Jack and Jill shower room. Beamed ceiling.

## Bedroom 2 18' 5" x 10' 0" (5.62m x 3.06m)

Generous sized bedroom with built in wardrobes. Beamed ceiling trusses and exposed stone feature. Door to Jack and Jill shower room. Skylight and side window.

## Shower Room 11' 5" x 4' 0" (3.47m x 1.21m)

Positioned between bedrooms 2 & 3, this Jack and Jill bathroom serves as an en-suite bathroom to both. Double walk in shower, floating vanity twin wash basins, w/c. LED bathroom mirror. Tile finish.

## Conservatory 13' 8" x 11' 4" (4.17m x 3.46m)

Large conservatory to enjoy the views in all seasons.

## Master bedroom 15' 5" x 17' 5" (4.69m x 5.30m)

Luxurious master bedroom with windows to 2 sides and a skylight which is electronically controlled. Built in wardrobes.

## Bathroom 14' 8" x 6' 10" (4.46m x 2.09m)

Large 4 piece bathroom with storage and mullion windows. Serves the master bedroom.

## Porch 5' 0" x 5' 9" (1.53m x 1.75m)

Entrance to the older part of the building and handy as a boot room when returning from walking or riding.

## Utility room 10' 5" x 15' 5" (3.17m x 4.70m)

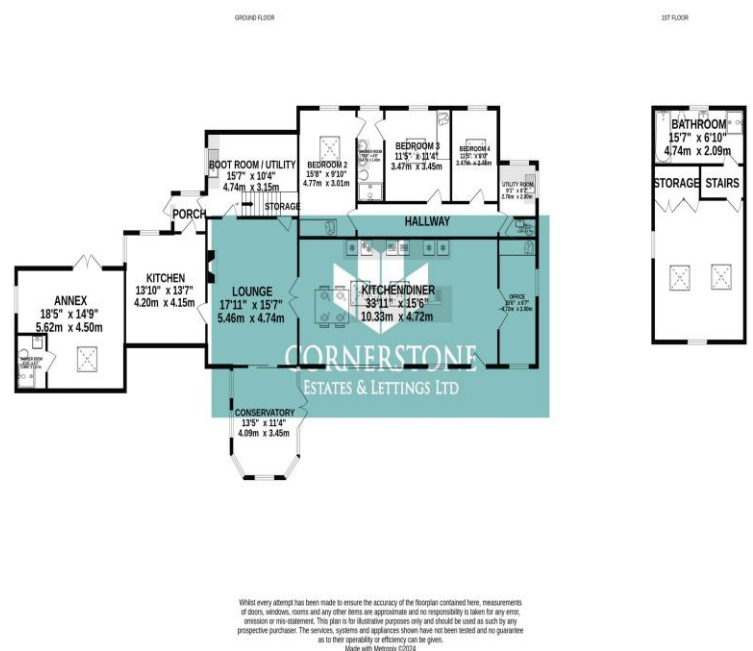
A development opportunity, this room can be used as a large boot room or utility. Kitchen sink and storage cupboard. Mullion windows. Stairs to first floor.

## Second kitchen

Further development opportunity this room has not been modernised and was a former kitchen. Base and wall cabinets and worktops. Sink. Mullion windows to 2 elevations and door to the porch.

## Annex 14' 9" x 18' 5" (4.50m x 5.61m)

Making an ideal air BnB or granny flat, this ground floor self contained annex is accessed from the rear of the property and boasts a large living space with kitchen area and ample room for sitting, dining and cooking. Separate area for sleeping with built in wardrobes, complete with separate shower room. .



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 (EPC)

1d Hebron Street Royton OLDHAM OL2 6LU	Energy rating <b>C</b>	Valid until: <b>14 August 2033</b>
		Certificate number: <b>2100-3053-0222-2092-4873</b>

Property type	Mid-terrace house
Total floor area	102 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>	72 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		