



Rochdale Road, Greetland, HX4 8PN
£435,000

E&H Holmes
ESTATE AGENTS

A rare opportunity to purchase a three bedroom cottage with a stable for two horses and a 1.96 acre wildflower meadow (formerly used for grazing). Deceptively spacious, this home benefits from four reception rooms including a large room which can be accessed externally offering opportunity to create a home working space or treatment room. The attractive cottage garden has been cultivated over many years by the current owner and offers a private, tranquil space to enjoy the wildlife it attracts.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen, sunroom, two further reception rooms and cloakroom to the ground floor. On the first floor are three bedrooms and the house bathroom. Externally there is a gated driveway for up to three cars leading to the rear garden. The cobbled pathway leads to the stable block which has stabling for two horses and a tack room. A gate leads through to the 1.96 acre field.



Entrance Hall

Tiled flooring. Radiator. Wooden door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Sun Room 21'5" x 8'8" (6.529 x 2.653)

Two radiators. Two UPVC double glazed windows to rear elevation.

Lounge 18'1" x 13'6" (5.521 x 4.115)

Clearview log burner. Exposed beams. Access to cellar. Radiator. UPVC double glazed Stone Mullion window.

Third Reception Room 12'7" x 14'11" (3.858 x 4.547)

Gas stove. Electric heater. UPVC double glazed window to side elevation.

Kitchen 12'11" x 8'6" (3.943 x 2.616)

Fitted kitchen with wall and base units. One and a half bowl composite sink. Eye level electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Radiator. UPVC double glazed window to side elevation.

Fourth Reception Room 10'6" x 14'4" (3.208 x 4.382)

Cupboards. Electric heater. Bespoke oak internal door. UPVC double glazed windows to rear and side elevations. UPVC double glazed door to rear elevation.

Landing

Stairs leading from entrance hall. Loft access.

Bedroom One 8'7" x 15'7" to wardrobes (2.622 x 4.757 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'4" x 8'8" (2.859 x 2.644)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 9'1" x 8'7" (2.772 x 2.639)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over.

Cupboard housing Vokera boiler. Radiator. UPVC double glazed window to side elevation.

Parking

Cobbled gated driveway with parking for upto three cars. Two original gas lamps converted to electric.

Outbuilding

Stable for two horses plus tack room with water and power.

Wildflower Hay Meadow

Approx. 1.96 acre formerly used for grazing.

Rear Garden

Attractive cottage garden with lawn areas, cobbled pathway and summerhouse.

Council Tax Band

C

Location

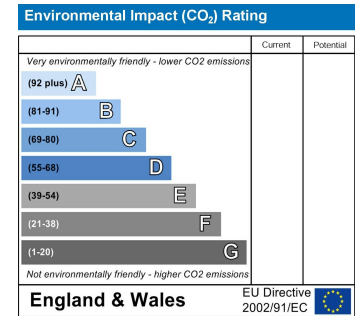
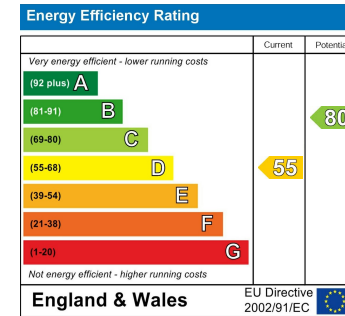
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: pushes.fled.acid

Disclaimer

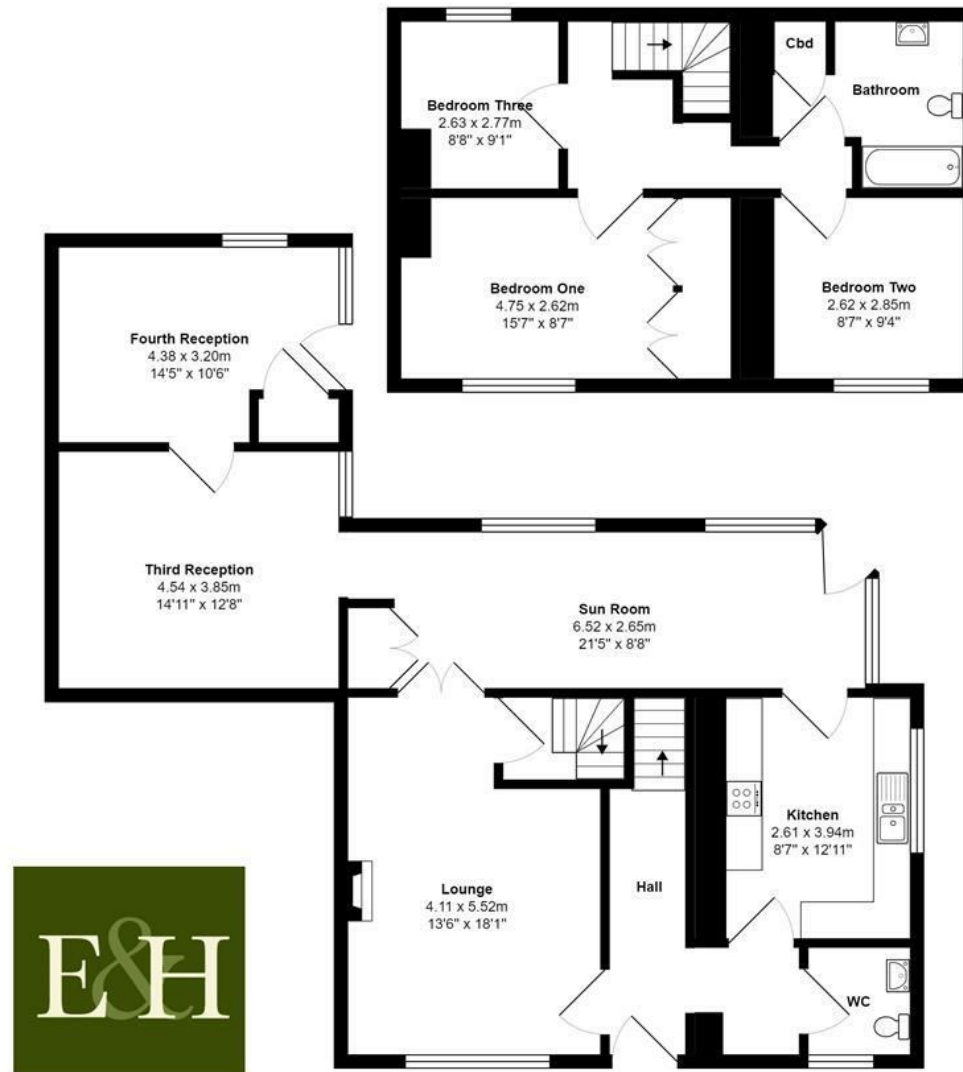
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on

inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only