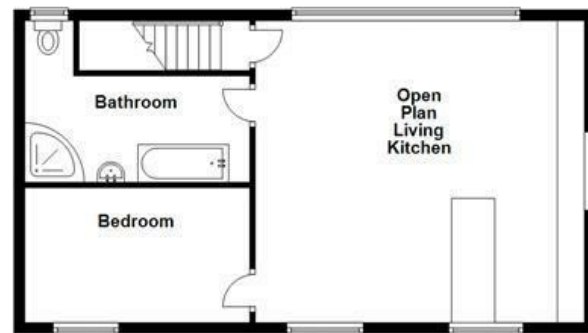


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Thorp Clough, Royton, OL2 5NH

£975,000

AN IMPRESSIVE HOME, IN A PICTURESQUE RURAL SETTING WITH AMPLE OUTDOOR SPACE AND ANNEXES.

This expansive estate, offers tranquility with impressive views over the countryside, whilst still being close to amenities. The spacious property boasts a generously sized three double bedroom main residence alongside two separate self-contained annexes, providing ample accommodation options and potential. The property features a vast outdoor space perfect for relaxation and recreation. Additionally, the presence of stables offers equestrian enthusiasts the ideal setting for their beloved horses, adding to the charm and versatility of the estate. For the automotive enthusiast or those in need of extra storage, the property includes three garages, providing ample space for vehicles, equipment, or hobby storage. With its combination of spacious living, potential, outdoor amenities, and storage space, this property presents a rare opportunity for those seeking a unique and versatile estate that can accommodate various lifestyles and pursuits. The property on the ground floor entrance leads through the hallway, expanding to three double bedrooms, a bathroom, boiler room, reception room and country style kitchen. The spacious reception room leads to an open plan dining room and kitchen.

As part of the property, there are two separate self-contained annexes with an open plan living area. The first being on the ground floor, with the entrance opening to a living area and leading to a double bedroom with an adjacent bathroom. Above the ground floor annexe, which is accessed via an internal staircase at the rear of the property, there is a second open plan living area with a separate double bedroom and bathroom.

Externally the property vaunts a generous wrap around laid to lawn garden, with gravel chipped bedding areas, paved patios with a sitting area under a pergola and a pond. Additionally, there are two stables, a tack room, three garages, a workshop and a driveway.

Thorp Clough, Royton, OL2 5NH

£975,000



- Three Bedroom Bungalow
- Ample Off Road Parking
- Stables & Tack Room
- EPC Rating: E

- Plus Two Self Contained Annexes
- Equestrian Facilities
- Freehold

- Extensive Wrap Around Gardens
- Numerous Outbuildings Including Workshop & Three Garages
- Council Tax Band F

Main House

Ground Floor

Entrance Vestibule

UPVC double glazed front entrance door and door to the hallway.

Hallway

13'3 x 3'11 (4.04m x 1.19m)

Central heating radiator, electric radiator and doors to three bedrooms, bathroom, boiler room, reception room and kitchen.

Bedroom One

13'3 x 12'5 (4.04m x 3.78m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and spotlights.

Bedroom Two

13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'11 x 9'10 (4.24m x 3.00m)

UPVC double glazed window, central heating radiator, television point and ethernet point.

Boiler Room

5'6 x 2'10 (1.68m x 0.86m)

Electric radiator, boiler and vinyl flooring.

Bathroom

9' x 8'8 (2.74m x 2.64m)

Three UPVC double glazed windows, central heating towel rail, dual flush WC, pedestal wash basin, corner panelled bath, direct feed shower unit with jets, part tiled elevations, spotlights and tiled flooring.

Reception Room

20' x 16'3 (6.10m x 4.95m)

UPVC double glazed bow window with French doors to the garden, UPVC double glazed window, two central heating radiator, ethernet point, spotlights and door to the dining room.

Dining Room

13'10 x 9'4 (4.22m x 2.84m)

UPVC double glazed window, central heating radiator, air conditioning unit, spotlights, tiled flooring, UPVC double glazed sliding door to the rear and open to the kitchen.

Kitchen

20'6 x 9'8 (6.25m x 2.95m)

Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with laminate surfaces, centre island, Belling range cooker with six ring electric hob and warming plate, extractor hood, ceramic Belfast sink, plumbing for washing machine and dishwasher, space for fridge freezer, spotlights, tiled flooring and UPVC double glazed door to the rear.

Ground Floor Annex

Open Plan Living Kitchen

23' x 18'2 (7.01m x 5.54m)

UPVC double glazed front entrance double doors, two UPVC double glazed windows, range of high gloss wall and base units with laminate surfaces, Beko electric oven with Lamona four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer, two feature wall lights, air conditioning unit, smoke alarm, spotlights, vinyl flooring, doors to bedroom and shower room and UPVC double glazed sliding doors to the rear.

Bedroom

14'5 x 10'8 (4.39m x 3.25m)

UPVC double glazed window, television point, fitted wardrobes and spotlights.

Shower Room

9'6 x 5'1 (2.90m x 1.55m)

UPVC double glazed window, electric heated towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights and vinyl flooring.

First Floor Annex

Accessed from the rear through a UPVC double glazed door and stairs to the first floor.

Open Plan Living Kitchen

20'5 x 18'1 (6.22m x 5.51m)

Four UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, breakfast bar, Bosch electric oven and grill in a high rise unit, Bosch four ring electric hob, composite one and a half bowl sink with drainer and mixer tap, integrated washing machine and fridge freezer, space for dryer, spotlights, tile effect flooring and doors to bathroom and bedroom.

Bathroom

14' x 8'4 (4.27m x 2.54m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, double bath, direct feed shower unit with jets, part tiled elevations, spotlights and loft access.

Bedroom

13'8 x 9'2 (4.17m x 2.79m)

UPVC double glazed window, central heating radiator, television point and spotlights.

External

Wrap around laid to lawn gardens with gravel chipped bedding, pond, paved patios and a driveway providing off road parking. There is also two stables, tack room, three garages and a workshop.

Stables

32' x 9'5 (9.75m x 2.87m)

Workshop

32'3 x 24'1 (9.83m x 7.34m)

Garages

18'9 x 10'8 each (5.72m x 3.25m each)



Tel: 01706396140

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