



MCDERMOTT & CO
THE PROPERTY AGENTS



£724,950

Spring Cottage, Park Lane Boarhurst, Greenfield, Saddleworth, OL3 7DZ

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McDermott & Co are delighted to present to the market this beautiful four bedroom detached family home located in the picturesque setting of Boarshurst, Greenfield. Spring Cottage is a remarkable detached character property that dates back to 1760. This charming home boasts an abundance of original features, which add to its unique character and appeal. With four spacious bedrooms, it provides ample accommodation for families.

Upon entering this residence, viewers will find a vestibule which opens into the dining room, on the ground floor you will find the lounge which is spacious and has all its original features and large windows, the kitchen is through the dining room and offers enough space to double up as a second dining space, off the kitchen is a convenient utility room and pantry.

To the first floor is four double bedrooms with beautiful views and family bathroom, the master bedroom also benefits from an en-suite shower room.

Entrance Vestibule

3'4 x 5'3 (1.02m x 1.60m)

Front facing, carpeted vestibule, with single light fitting glass panel door leading to first floor.

Lounge

18'11 x 17'8 (5.77m x 5.38m)

Dual aspect lounge, with impressive front facing bay window, featuring original beams and exposed stone wall with log burner. Carpeted, neutral décor a range of wall lights and large radiator.

Dining Room

20'3 x 16'11 (6.17m x 5.16m)

Rear facing dining room, tiled flooring, neutral décor and wall light fittings, stairs leading to upstairs, doors leading to lounge and kitchen.

Pantry

5'2 x 4'2 (1.57m x 1.27m)

Located off the utility room is a pantry with shelves and a light.

Kitchen

15'2 x 10'10 (4.62m x 3.30m)

Dual aspect kitchen with a range of base units and complimentary worktops, built in oven with gas hobs and over head extractor fan. tiled flooring, radiator and two single light fittings, with door leading to utility room.

Utility room

10'7 x 6'2 (3.23m x 1.88m)

Rear facing utility room with some wall and a base unit, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled flooring with radiator and door leading to rear garden.

Garage

16'0 x 17'1 (4.88m x 5.21m)

Large double garage, concrete flooring, manual garage door, single door leading to garden, windows and electrics.

Hallway

12'1 x 3'1 (3.68m x 0.94m)

Located outside bedroom 2 & 3 is a carpeted hallway with large built in bookshelf, white painted walls and single light fitting.

Hallway landing

2'11 x 18'4 (0.89m x 5.59m)

At the top of the stairs is a carpeted hallway leading to each end of the property, with windows to the rear garden.

Master bedroom

13'2 x 12'11 (4.01m x 3.94m)

Dual aspect bedroom, carpeted with built in wardrobes, neutral décor door leading to En-suite.

Ensuite

5'3 x 5'9 (1.60m x 1.75m)

Front facing shower room, fully tiled in a classic marble design, WC, basin and enclosed shower, with radiator and heated towel rail.

Bedroom 2

9'0 x 13'0 (2.74m x 3.96m)

Rear facing, carpeted with radiator and single light fitting.

Bedroom 3

9'7 x 10'11 (2.92m x 3.33m)

Front facing bedroom, carpeted with radiator and single light fitting.

Bedroom 4

11'7 x 10'7 (3.53m x 3.23m)

Currently being used as a lounge/games room, front facing with built in wardrobes, radiator and carpeted.

Bathroom

6'10 x 6'11 (2.08m x 2.11m)

Front facing bathroom compromising of a three piece suite, built in bath with over head shower tiled wall and shower screen. white basin and WC with white painted walls, laminate flooring and a stainless steel heated towel rail with a single light fitting.

Balcony

17'2 x 17'6 (5.23m x 5.33m)

A purpose built balcony over the garage to admire the views of the beautiful surrounding area, with retractable stairs, this area is a perfect addition the the property for a peaceful scenic retreat.

External

Hedges to the front of the property offering privacy to the front facing rooms, the rear garden has a lawned area and paved areas with a driveway and double gates, the garden boasts lots of shrubs and fruit trees.

Tenure

FREEHOLD

Stamp Duty Land Tax

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

Directions

