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## Brun Clough Farm, Diggle Edge, Diggle, Oldham, OL3 5LS

DAWSONS are pleased to bring to the market Brun Clough Farm, a superb small holding, which enjoys some of the finest panoramic views in Saddleworth. This stylishly presented and extended farmhouse is set within approximately nine acres and presents a rare lifestyle opportunity for those seeking a rural lifestyle yet still within easy reach of local amenities. \* Aerial Video\*

The property is within easy reach of Diggle Village Centre with the other Saddleworth Villages also being within easy reach as is Greenfield train station that provides excellent commuter links.

**Offers In The Region Of £890,000**

# Brun Clough Farm, Diggle Edge, Diggle, Oldham, OL3 5LS

- 9 Acre Small Holding
  - Stone Built Stables plus Tack and Hay Rooms
  - Elevated Sun Terrace
  - Increasingly Rare Opportunity to Purchase a Rural Small Holding Property
- Stylishly Presented and Up-graded Farm House
  - Rural Position Yet Within Easy Reach of Local Amenities
  - 3 Bedrooms, 2 Reception Rooms, plus Conservatory
- Stunning Panoramic Forward Views
  - Potential to Re-develop Stone Built Stables (STP)
  - Presented to a High Standard

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The Accommodation briefly comprises:

Front Entrance Hallway, Dining Room with feature fireplace, access to the Utility Area of the Kitchen (which has been stylishly re-fitted with integrated appliances), main Lounge with feature fireplace, access to the uPVC double glazed Conservatory, rear Area. Hallway with Cloaks/WC off

To the first floor there are 3 well proportioned Bedrooms (Master having En-suite Shower Room), further Family Shower Room

The property benefits from mains electricity, there is a natural water source, UV filter system and drainage is to a septic tank within the curtilage of the property and there is an oil fired central heating system.

**The Accommodation in Detail:**

**Front Entrance Hallway**

Composite style security door with double glazed unit, engineered oak wood flooring, central heating radiator.

**Lounge**

22'1 x 10'1 (6.73m x 3.07m)  
Feature fireplace which accommodates a multi fuel burning stove, engineered oak wood flooring, uPVC double glazed window, 2 central heating radiators.

**Dining Room**

13'11 x 13'10 (4.24m x 4.22m)  
Feature open brick fireplace with solid fuel burning stove, engineered oak wood flooring, uPVC double glazed window, central heating radiator.

**Kitchen**

12'4 x 8'7 (3.76m x 2.62m)  
One and a half bowl single drainer stainless steel sink unit with a range of modern wall and floor mounted units, plumbed for automatic washing machine and dishwasher, space for electric/bottle gas range, stone tiled flooring. Open to the Utility

**Utility Area**

17'1 x 7'6 (5.21m x 2.29m)  
Range of wall and floor mounted units, understairs storage cupboard, central heating radiator, uPVC double glazed window

**Conservatory**

16'6 x 9'9 (5.03m x 2.97m)  
(Off the main Lounge). uPVC double glazed, contemporary central heating radiator, engineered oak wood flooring, French doors onto the Sun Terrace.

**Rear Hallway**

Composite style security stable door with double glazed unit, tiled floor

**Cloaks/WC**

Low level WC, uPVC double glazed window, central heating radiator, fully tiled, tiled floor

**First Floor:**

**Landing**

Loft access with pull down ladders to a useful fully boarded loft space which provides further potential for re-development (SCP).

**Bedroom (1)**

16'9 x 10'0 (5.11m x 3.05m)  
uPVC double glazed window, central heating radiator.

**En-suite**

9'9 x 4'11 (2.97m x 1.50m)  
Shower cubicle, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, recessed spotlight, central heating radiator.

**Bedroom (2)**

17'1 x 11'1 reducing to 8'6 (5.21m x 3.38m reducing to 2.59m)  
(including bulkhead). Fitted wardrobes, engineered oak wood flooring, two uPVC double glazed windows, central heating radiator.

**Bedroom (3)**

10'8 x 10'8 (3.25m x 3.25m)  
Built-in storage wardrobes, engineered oak wood flooring, central heating radiator.

**Shower Room/WC**

5'11 x 5'10 (1.80m x 1.78m)  
Shower cubicle, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, central heating radiator.

**Externally:**

The property sits within approximately nine acres.  
  
Immediately adjacent to the property there is a stone built Stable Block with four stables, power and lighting and water supply plus further Hay Barn and Tack Room. There is also a small fenced paddock next to the stable block.



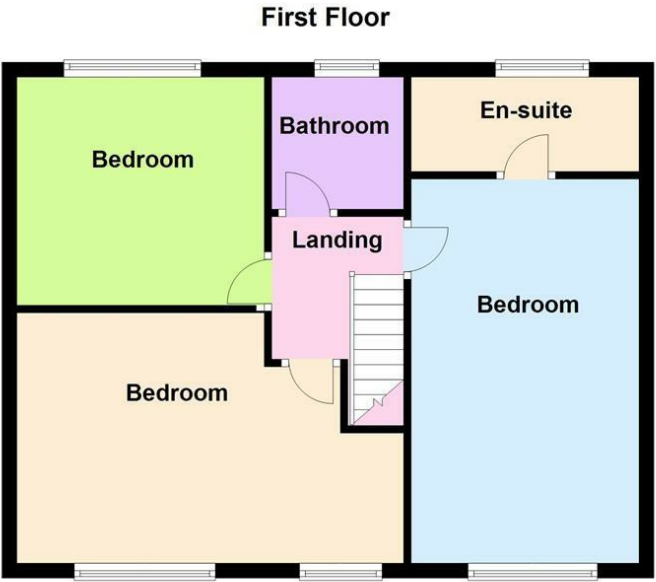
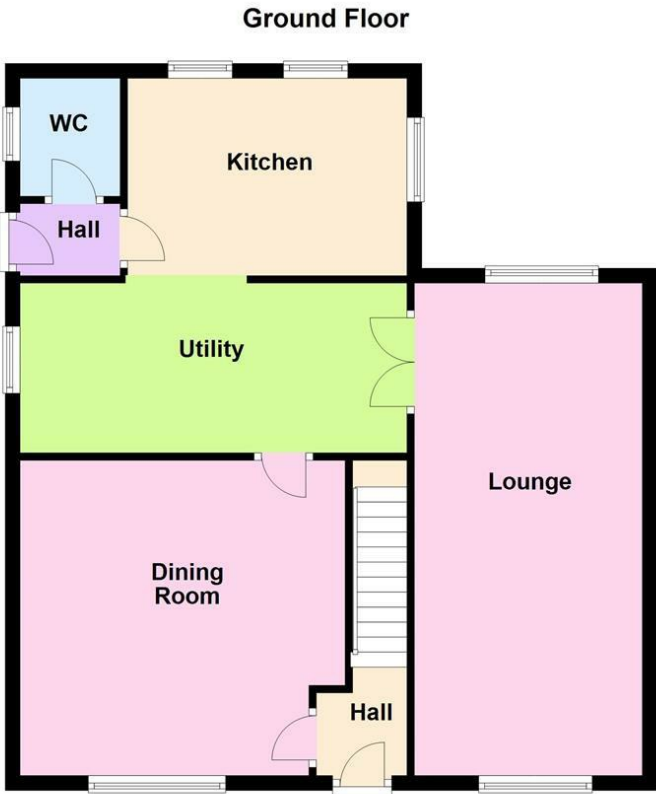
## Directions







Floor Plan



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