



Daisy Hill Farm, Thorpe Lane, Scouthead, Oldham, OL4 3SA
Offers In The Region Of £950,000

FARM HOUSE | CIRCA 7 ACRES | SUPERB SETTING | THREE RECEPTION ROOMS | FOUR BEDROOMS |

Daisy Hill Farm is an elegant, detached farmhouse with far reaching views. Comprising of a reception hall, lounge, second lounge, study, dining kitchen, utility room, guest WC, Minstrel gallery landing, four bedrooms, the master with an en-suite, one bedroom with a balcony and a family bathroom. With circa 7 acres of land, 3 stables, large garage and considerable off road parking. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'4 x 17'6 (3.15m x 5.33m)



LOUNGE

14'4 x 23'3 (4.37m x 7.09m)



SECOND LOUNGE

16'5 x 10 (5.00m x 3.05m)

STUDY

9'1 x 9'8 (2.77m x 2.95m)



KITCHEN DINER

10'4 x 17'7 (3.15m x 5.395m)



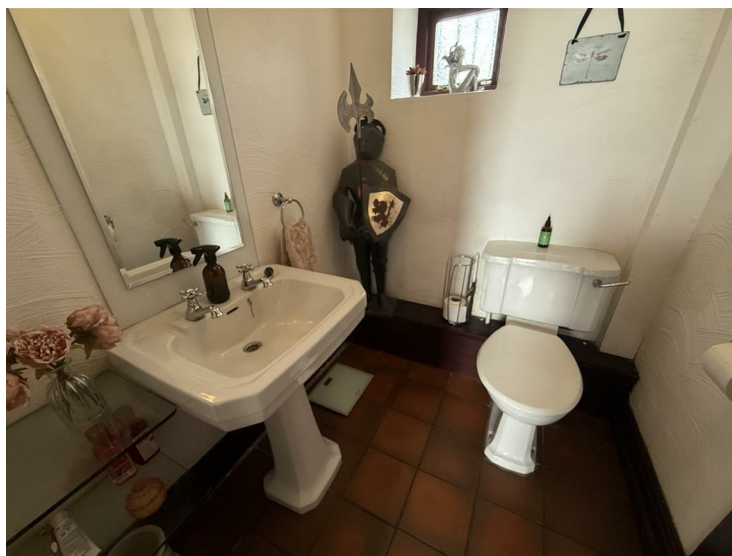
Single drainer, polycarbonate sink unit. Range cooker and extractor. A range of wall and base units with worktops and splash back.

UTILITY ROOM

5 x 5'3 (1.52m x 1.60m)

GUEST WC

4'6 x 5'3 (1.37m x 1.60m)



Two piece white suite.

FIRST FLOOR

MINSTREL GALLERIEY



Landing area with 3 steps up to the next level on the left hand side and 12 steps up to the next level on the right hand side.

BEDROOM TWO

13'5 x 14'3 (4.09m x 4.34m)



BEDROOM FOUR

13'6 x 8'9 (4.11m x 2.67m)



BATHROOM & WC

10'10 x 5 (3.30m x 1.52m)



Three piece white suite, shower cubicle, fully tiled.

SECOND FLOOR LEFT HAND SIDE

BEDROOM THREE

10 x 13'5 (3.05m x 4.09m)



EN-SUITE

14'1 x 9'4 (4.29m x 2.84m)

Four piece white suite, shower cubicle, fully tiled.

SECOND FLOOR RIGHT HAND SIDE



BEDROOM ONE

11'8 x 19'1 (3.56m x 5.82m)



French doors onto the balcony.

EXTERNALLY



With circa 7 acres, the land extends from Dirty Lane to Whitehead Lane and down to Thorpe Lane. There is a forecourt, rear and side patio, large side garden, hardstanding area at the side for multiple cars, large detached garage and 3 stables.

SERVICES -

Mains gas and electric, septic tank.

IMPORTANT NOTICE -

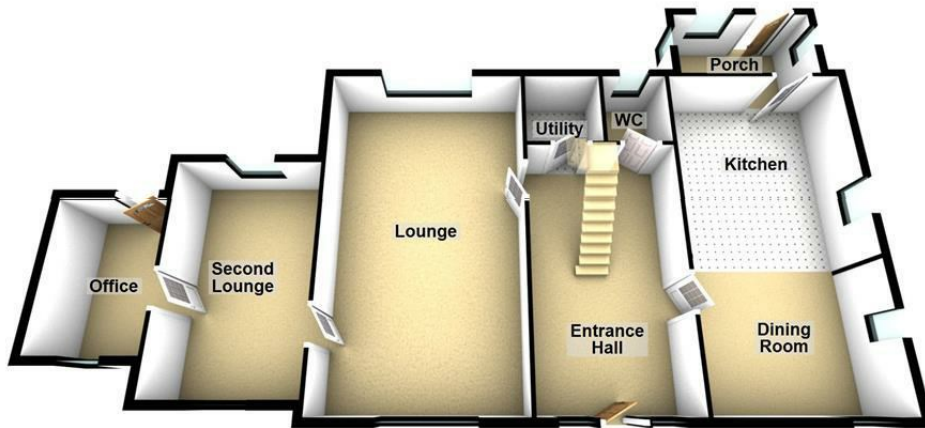
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

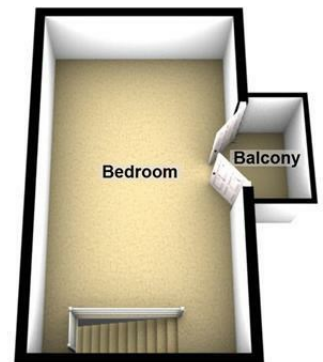
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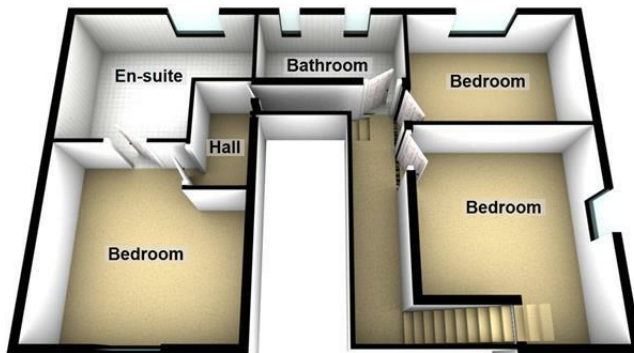
Ground Floor



Second Floor



First Floor



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
	59	78