



3 Sally Street
Littleborough | Lancashire | OL15 9NG



STEP INSIDE

3 Sally Street

A stunning 19th century four bedroom cottage, rich in history and brimming with character, sympathetically modernised and extended resulting in spacious accommodation, commanding amazing cross valley views and a sought after semi rural village location.

A beautiful period home, beautifully positioned on the outskirts of the village, offering spacious accommodation with retained original features including exposed beams, stonework, and attractive fireplaces that create a warm and inviting atmosphere. A living kitchen forms the hub of the home, there is an additional reception room, lower ground floor accommodation, whilst the first floor provides four bedrooms and two bathrooms.

The property enjoys a delightful location, private gardens with stone built summer house, stunning countryside on the doorstep, resulting in the most idyllic of outdoors lifestyles whilst local services and amenities are easily accessible, surrounding villages offers numerous shopping facilities, bus and train services are accessible as are surrounding commercial centres.

Ground Floor

A composite entrance door opens into the reception porch which has full tiling to the floor, windows to two aspects and a part glazed internal door opening to the lounge.

The lounge offers an impressive introduction to the home, generously proportioned with original features immediately on display including exposed beams and windows which are set to stone mullioned surrounds commanding impressive cross valley views. The room has an inglenook stone fireplace to the chimney breast which is home to a Montrose wood burning stove that sits on a stone flagged hearth; the room has oak flooring and provides access through to the living kitchen.

The kitchen enjoys good levels of natural light, has a window to the rear and a stable style entrance door opening directly onto the rear garden, the room has oak flooring and a contemporary styled vertical radiator, whilst a staircase gains access to the lower ground floor. Furniture includes base and wall mounted cupboards, a solid oak work surface and a separate stainless steel double sink with cupboards beneath, central island comfortably seats six offering a sociable entertaining space and has cupboards beneath. A chimney breast has a tiled backcloth and is home to a stove consisting of a double oven and grill with a five ring induction hob over and concealed extractor and there is a dishwasher.

Internal doors from the kitchen open to reveal a versatile room currently used as a home office which has a continuation of the oak floor, French doors opening directly onto a flagged garden terrace with a window to one side and open fronted library shelving sliding open to reveal the utility and cloakroom that is presented with a two piece suite and has plumbing and space for both an automatic washing machine and a dryer. A cupboard is home to the central heating boiler.

Lower Ground Floor

An exceptional level of accommodation incorporating two rooms, the first currently used as a home gym / sitting room with access through to the T.V. room / lounge, offering generous space with exposed steel girders on display, the floor in its entirety offering versatile living with the possibility of annexed / teenage accommodation.













First Floor

A landing has an exposed beam, arched window to the side aspect and access to the loft space.

The principal bedroom suite offers generous double accommodation, has windows set stone mullioned surrounds commanding stunning views over adjoining scenery, the room displaying exposed floorboards, having a walk-in storage cupboard and an en-suite shower room presented with a three piece suite, finished in white with tiling to the walls and floor and a heated towel radiator.

There are three additional bedrooms; a double room that has a vaulted style ceiling with windows to both front and rear aspects of the property, the room having an oak floor and enjoying impressive views.

The remaining bedrooms are both positioned to the rear aspect of the property, each with windows overlooking the gardens with features on display including exposed stonework.

The family bathroom is presented with a pedestal wash hand basin and low flush W.C, has a generous double ended bath with a wall mounted electric shower, and has complementary tiling to the walls and floor.







LOCAL AREA

Nestled in the picturesque Pennine hills of Greater Manchester, the village of Littleborough offers a unique blend of natural beauty, historical intrigue, and vibrant community life. A delightful village perhaps best known for Hollingworth Lake Country Park, an award-winning tourist destination, the village of Hollingworth was flooded 200 years ago to create the lake. The local villages enjoy a variety of local shops, cafes, and pubs that offer a warm welcome to all. The local farmers' market, held monthly, is a testament to the area's commitment to supporting local produce and artisans. Here, you can find everything from fresh vegetables and homemade jams to handcrafted goods and unique gifts.



Infrastructure is excellent with key roads bringing Liverpool, Manchester, north Wales and the Midlands within commutable distance. The M62 is easily accessed ensuring convenient commutability throughout the region and beyond. Likewise, there are excellent rail links and metro services, whilst Manchester and Liverpool International Airports are within an hours' drive. Popular schools include Bury Grammar and Rushworth School. The village effortlessly combines historical charm, natural beauty, and a strong sense of community. Whether you are interested in exploring its rich history, engaging in outdoor activities, or simply enjoying the serene surroundings, the local area offers something for everyone. This hidden gem in the Pennines is not just a place to visit, but a place to experience and cherish.





STEP OUTSIDE

3 Sally Street

Externally

To the front aspect of the property, set within a stone wall boundary a flagged forecourt terrace extends to the side of the property where a garden area has an ornamental pond. At the immediate rear aspect of the home is an enclosed terraced garden with flagged seating area and boxed beds, access to a stone built, open sided summer house which has a stone flag floor, power, water and lighting, and has a purpose built stove and pizza oven. The summer house currently also houses a 3 person sauna and features an outside shower. The property also has a detached single garage which is held on a separate title.

Additional Information

A Freehold Grade II Listed property with mains gas, water, electricity and drainage. Council Tax Band - D. Fixtures and fittings by separate negotiation.

Directions

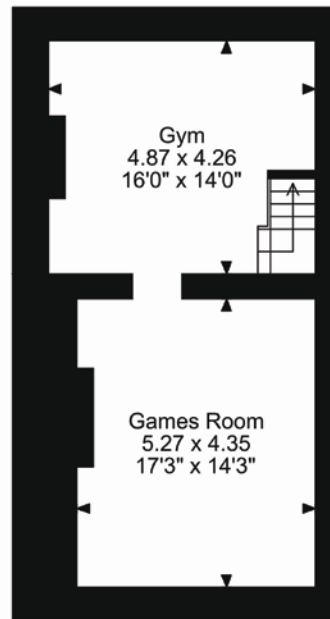
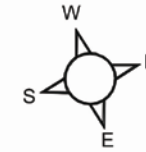
From the A58 in the centre of Littleborough, turn into Hare Hill Road and continue to the crossroads. Turn right, onto Calderbrook Road and continue for approximately 1 mile. 3 Salley Street is one of a pair of semi-detached cottages on the left hand side.



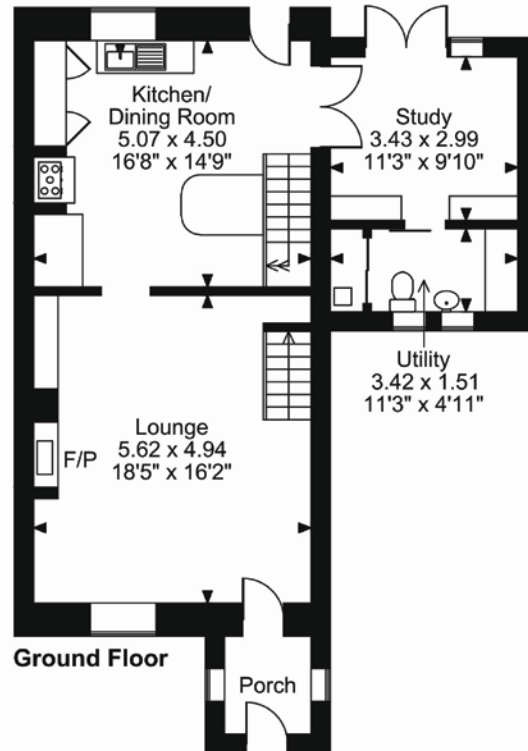
£500,000



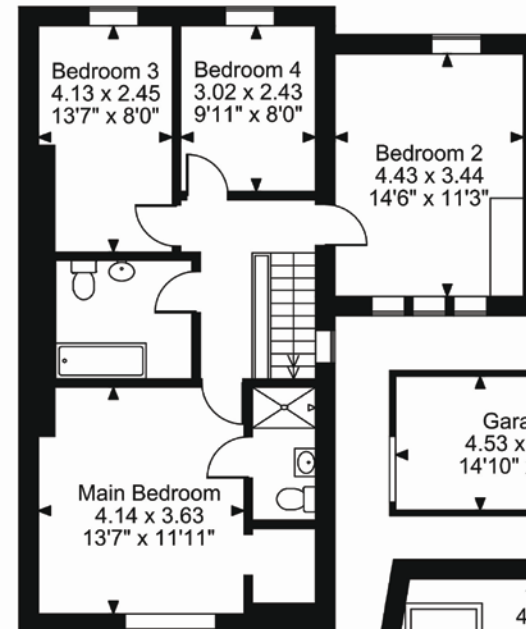
Salley Street, Littleborough
Approximate Gross Internal Area
Main House = 2011 Sq Ft/187 Sq M
Garage = 119 Sq Ft/11 Sq M
Outbuilding = 122 Sq Ft/11 Sq M
Total = 2252 Sq Ft/209 Sq M



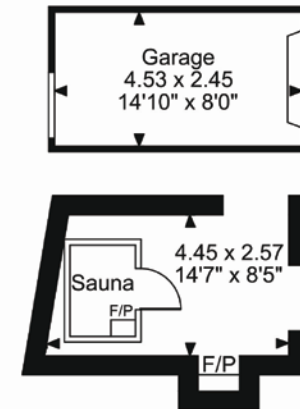
Basement



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

