

Ridings, Hollins Lane, Greenfield



A stunning Country House Mansion set in an elevated location of Greenfield overlooking the Chew Valley and set in its own grounds of approximately 3.5 acres. The home boasts very sizeable rooms with exposed beams and parquet flooring to most rooms. The present owner has had the property for a number of years and in that time has painstakingly renovated with no expense spared and future proofed the interior over several years with under floor heating, matching mullion windows, leaded windows and modern bathrooms added to every bedroom. Such unique properties do not often come to the market and this provides a once in a lifetime opportunity to purchase such a unique home in this area. The accommodation, which has a dedicated boiler for heating and 2 more on-demand boilers for hot water only, consists of grand entrance hall, living room, media lounge, open plan kitchen / orangery, playroom, and utility room with access to the integral spacious garage. The grand staircase then rises to the landing and 5-6 bedrooms (one currently used for storage) with most rooms having an en suite and access to an impressive useable boarded out attic space. Externally there is a sweeping drive leading to the rear of the house and off-road parking for a number of vehicles. The grounds of the property are extensive and have many facets such as patio areas, lawn and flower bed areas along with the existing and newly built rockery and chicken coops, raised vegetable beds, fruit trees and garden sheds with room for stabling and access to the extensive green belt fields etc. The drive and rear area both have automated night time lighting.

ONE OF SADDLEWORTH'S MAGNIFICENT HOMES

£2,990,000

Freehold

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Description

Grand Entrance Hall 6.91m (22' 8") x 4.12m (13' 6")
This magnificent hall has an original parquet floor with under floor heating and grand wooden stairs rising to the upper landing with a huge window providing plenty of light to this area
Downstairs Cloaks and WC 4.44m (14' 7") x 1.95m (6' 5")
The down stairs WC / Cloaks is made up of two rooms. The cloak room area has a window for natural light and bespoke hand built matching cupboards. The WC room has a white modern 2-piece suit consisting of low-level WC and a white bowl style wash hand basin
Living Room 6.54m (21' 5") x 4.18m (13' 9")
This spacious living room is the smaller of the two reception rooms but is still a considerable size with a side facing bay window and has a very large stone surround fire place with a working flue and dual fuel open fire. A fantastic day room, snug or playroom for listening to music or relaxing with a movie through integrated surround sound.
Lounge / Drawing Room 8.13m (26' 8") x 5.11m (16' 9")
This room can only be described as huge as it is the size of room you would expect in such a magnificent house . There is a stone surround working open fireplace and a front facing bay fronted window with far reaching views of the grounds and the Saddleworth countryside. A real feeling of grandeur
Kitchen / Diner 6.49m (21' 4") x 4.97m (16' 4")
The kitchen which has been created as a chef style kitchen, has a good selection of base and wall units with complimentary work surfaces. The kitchen comes complete with oven, hob and fridge / freezer There is a lovely stone ornamental fireplace and has plenty of room for a dining table and chairs whilst overlooking the gardens and Peak District
Orangery/Conservatory 6.60m (21' 8") x 5.66m (18' 7")
Accessed from the kitchen, this large conservatory provides panoramic views to the surrounding rural views and provides astounding living space. The real hub / heart of this home with sliding glazed doors to the side and rear facing glazed folding doors giving access to one of the stone paved patios
Playroom 3.83m (12' 7") x 3.60m (11' 10")
This room, complete with working fireplace and rear facing views, has been used as a good size playroom but could also be used as gym, music room, study etc. The room has a cupboard which houses all the hub wiring and controls for the property, including
<ul style="list-style-type: none">• Lutron integrated lighting system throughout the house including exterior lighting• DVD player and amplifier providing content to media room including surround sound• Additional wiring for 3 of the bedrooms which have integrated sound• Sonos music amplification including outdoor speakers in garden and patio• Interior and exterior CCTV and associated display and controls
Utility 3.66m (12' 0") x 3.93m (12' 11")
The utility room which is as large as a regular kitchen and which used to be the old servant's kitchen, is

<p>plumbed for washing machines etc and has base and wall units with work surfaces and an inset double Belfast sink. An external door gives access to a paved patio and also has integrated access to the Boot Room</p>
<p>Rear Corridor and Boot Room 3.16m (10' 4") x 2.04m (6' 8")</p> <p>This area is fully tiled and has links the utility room to the integral garage. An external door gives access to the parking area, a great area to dry the dogs and de-robe after a long walk</p>
<p>Integral Garage 5.94m (19' 6") x 4.70m (15' 5")</p> <p>The double garage has an up and over door and is spacious enough for a number of vehicles and could easily be brought into the house for other purposes</p>
<p>Stairs and Landing 12.56m (41' 2") x 4.90m (16' 1")</p> <p>The impressive wooden staircase rises to the upper landing with reclaimed original American white oak flooring and large rear facing floor to ceiling window</p>
<p>Master Suite 6.53m (21' 5") x 4.02m (13' 2")</p> <p>The very sizeable dual aspect main bedroom has bay fronted and side facing views of the local countryside and is more than spacious enough for a super king size bed along with wardrobes and other furniture</p>
<p>En Suite 4.14m (13' 7") x 3.54m (11' 7")</p> <p>The spacious en suite with huge proportions has a modern white suite fitted comprising of free-standing bath with mixer taps, low level WC and double wall mounted wash hand basins. There is also a wet room style shower and chrome towel rail and has under floor heating</p>
<p>Dressing Room 1.38m (4' 6") x 2.64m (8' 8")</p> <p>The attached dressing room has plenty of space for built in wardrobes but is currently fitted out with modern storage rails from Hammonds at Housing Units</p>
<p>Bedroom 2 6.75m (22' 2") x 4.23m (13' 11")</p> <p>The second sizeable bedroom has a lovely vaulted ceiling with exposed beams with a side facing bay window and rear facing window for all round views. There is plenty of space for a king size bed and other bedroom furniture</p>
<p>Second En Suite 2.92m (9' 7") x 2.54m (8' 4")</p> <p>The en suite is fully tiled and is fitted with a white modern suite consisting of low-level WC, wash hand bowl basin and wet room style shower. Under floor heating and modern heated towel rail</p>
<p>Dressing Room 1.64m (5' 5") x 1.88m (6' 2")</p> <p>The second bedroom has the advantage of this bespoke built dressing room with pull down clothing storage to the side</p>
<p>Bedroom 3 & 4 4.52m (14' 10") x 5.04m (16' 6")</p> <p>These two double bedrooms both have far reaching views and are similar mirrored sizes, each being able to accommodate a king size bed along with wardrobes etc. The rooms share a Jack n Jill bathroom and the right-hand room gives access to the sizeable boarded loft</p>
<p>Jack n Jill Bathroom 2.86m (9' 5") x 1.98m (6' 6")</p> <p>The bathroom is fully tiled and has a modern suite fitted comprising of low-level WC, wash hand basin and</p>

panelled bath with mains fed shower over and shower screen. There is a chrome heated towel rail and Under floor heating

Bedroom 5 4.58m (15' 0") x 1.89m (6' 2")

The fifth bedroom has side facing views and built in cupboards with space for built in wardrobes. Presently the room is being used for storage and has a built-in airing cupboard. A ceiling hatch gives access to the second loft

Bedroom 6 5.26m (17' 3") x 6.09m (20' 0")

The sixth bedroom is presently used as a study / office and has kitchen units fitted as the present owner used this as a living area as the rest of the house was being modernised in previous years . The room could easily fit an ensuite, dressing room along with king size bed and other furniture

Cellar 3.45m (11' 4") x 3.50m (11' 6")

Accessed via an external door, the cellar is ideal to be used as a wine cellar/storage which it is presently kitted out for

Large Attic 11.99m (39' 4") x 3.51m (11' 6")

Accessed from bedroom 3 by a drop-down ladder, this boarded loft space provides plenty of extra storage. There are 3 velux style windows providing natural light and incorporates a growing area used to propagate succulents and exotic fruit bushes

Externally

A sweeping drive rises up to the property from Hollins Lane leading to a parking area. There is a existing and newly fitted rockery and lawned areas all around the property as well as two substantial sized stone paved patios. Ideal for BBQs and family gatherings including a covered area at the end of the open plan kitchen. The land boasts approximately three and a half acres, comprising a large garden and agricultural use. Perfect for anyone wanting to use for equestrian purposes



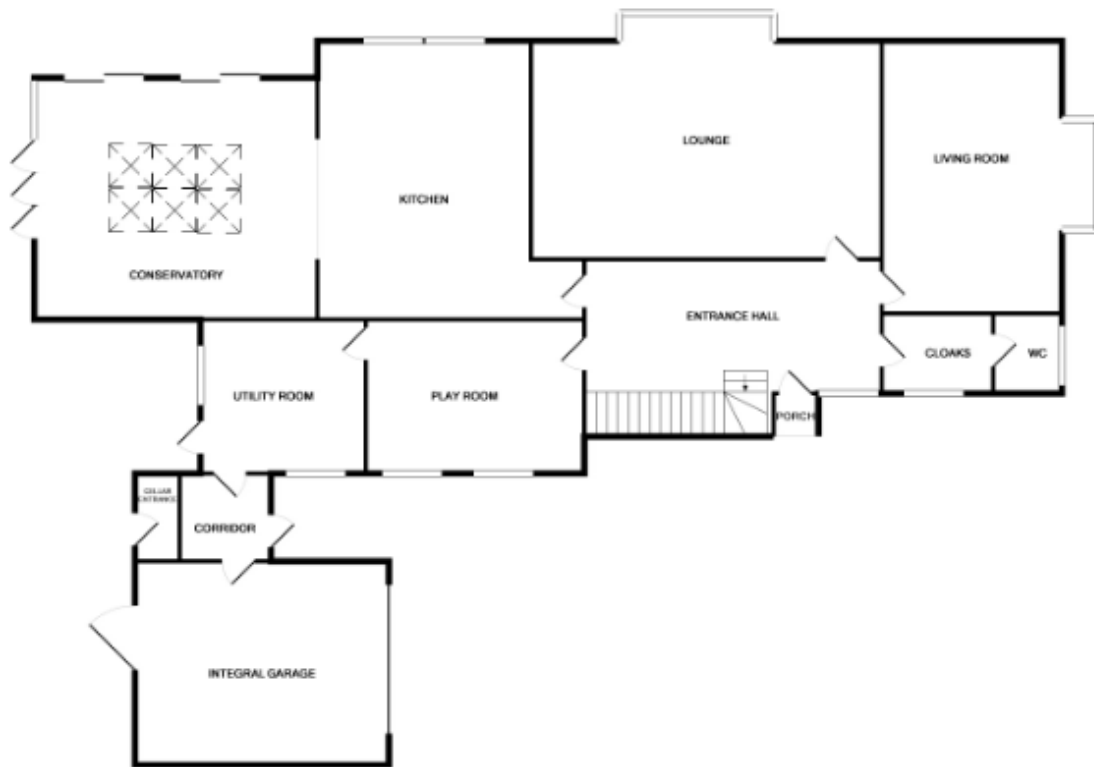




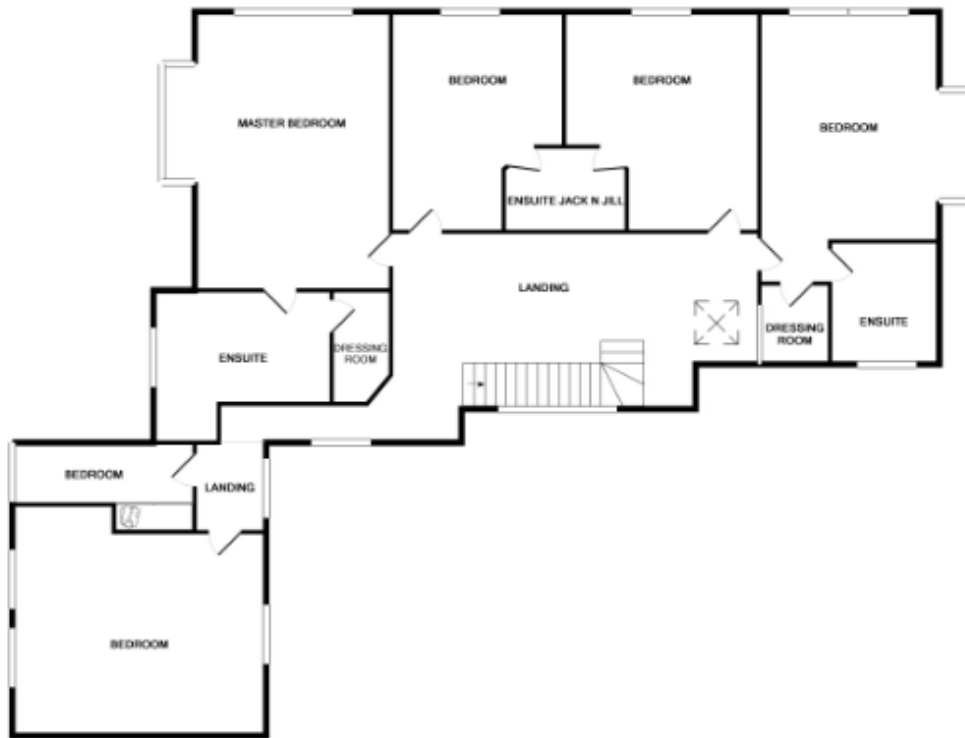




Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

For more detailed information you can visit: <https://find-energy-certificate.digital.communities.gov.uk/>

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