



Hollingworth Gate, Hollingworth Lane, Todmorden

** DETACHED 17TH CENTURY FARMHOUSE ** FOUR BEDROOMS, INCLUDING THREE DOUBLES **
INTEGRAL GARAGE WITH WC ** APPROX ¼ ACRE OF LAND ** STUNNING GARDENS & VIEWS **
PRIVATE GATED PARKING FOR SEVERAL CARS ** NO ONWARD CHAIN ** EPC RATING E **
COUNCIL TAX BAND E ** FREEHOLD **

£550,000



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DESCRIPTION

Hunters estate agents are delighted to be able to offer to the market this rare detached farmhouse. Situated in an idyllic rural setting, enjoying panoramic views of the surrounding countryside, yet a short distance from the sought after and desirable village of Walsden which can be located between Littleborough and Todmorden. Sitting on a generous sized plot, dating back to the 17th Century, the farmhouse boasts characterful original features throughout. Internally, this property briefly comprises of a welcoming porch and hallway, downstairs WC, a spacious dual aspect lounge/ dining room and a stunning cottage style dining kitchen with access to the utility room and integral garage. The first floor boasts four bedrooms, three of which are doubles and the generous sized fitted bathroom suite. To the side, the property offers an integral garage (with additional storage and WC) which would make a fantastic workshop. Externally, positioned on approximately ¼ of an acre of land, this property sits in beautiful gardens to all sides with a private gated driveway to the front and parking for several cars. Utilities are spring water supply, septic tank, CALOR gas which has an automatic top up. Offered to the market with no onward chain, viewings are a must to appreciate this stunning farmhouse and the location.





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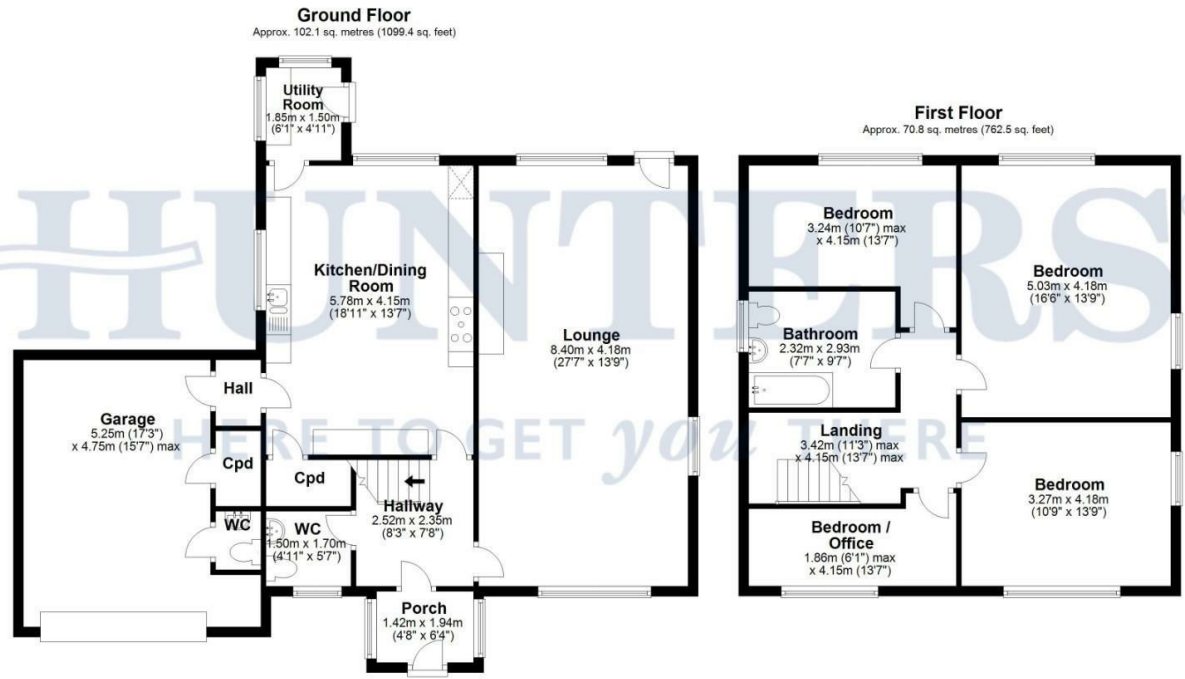
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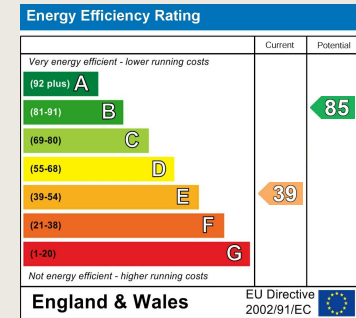
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Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01706 390 500

85 Church Street, Littleborough, OL15 8AB

littleborough@hunters.com