



Ramsden Road, Wardle

, OL12 9NX

£780,000



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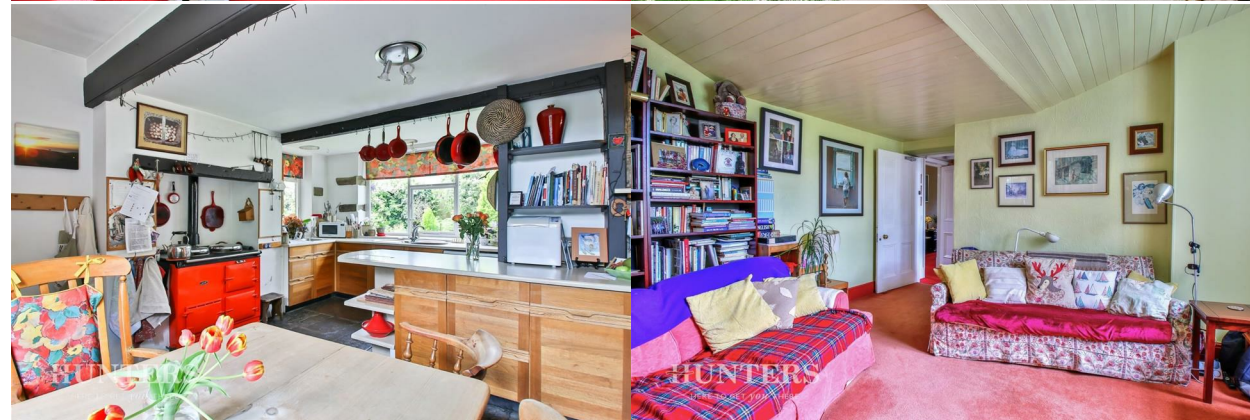
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Ramsden Road, Wardle

DESCRIPTION

Located in the sought after area of Wardle Village, hidden away next to the village church, sits The Old Vicarage. Built in 1867 and sat within an acre of land, this four double bedroom, four reception room family home offers space and period character in abundance. The semi-rural position provides convenient access to the amenities the village has to offer, including local shops, primary and high schools, transport links with direct rail services to Manchester and Leeds from two local train stations at Littleborough and Smithy Bridge, along with having picturesque countryside to be enjoyed within a moments walk.



ROOMS

Stepping into the Old Vicarage through the grand entrance, the size and scale of the property are instantly on show, with a welcoming hallway, doors lead off to the extensive downstairs accommodation which is bathed in natural light, courtesy of many windows and briefly comprises of two grand reception rooms, generous study, snug, dining kitchen, utility room, and a downstairs shower room. There is also a cellar and a useful walk in pantry within the kitchen. The breakfast room extends to the rear and along with the AGA, exposed stone walls and feature stone flagged flooring this room has fabulous charm and a true focal point to the home. The Old Vicarage boasts spacious bedrooms and bathrooms to the first floor, all accessed by the large landing. Four double bedrooms with high ceilings and character features, cornices and picture rails and again an abundance of natural light. The master bedroom boasts a dressing room and a four piece bathroom suite, with a further bedroom having access to its own vanity suite and a family bathroom. Access can be gained from the landing to the attic space which (subject to the relevant permissions) offers fantastic opportunity to convert into further living accommodation.

Outside, the property benefits from mature gardens to all four sides offering a variety of well established plants, shrubs and trees. With cottage style seating areas, mature trees and a lawn area to the front with plenty of parking on the private driveway. The large garage/outbuilding offers power and light, and could be a great workshop or storage facility. A viewing is highly recommended to fully appreciate the space, character and charm this grand property has to offer. Take a little extra time to explore the local area, with beautiful countryside walks on the door step with Watergrove Reservoir situated just above Wardle Village offering walking trails, bird watching, fishing and a link to the Pennine Bridleway. Call now to arrange a viewing.

Material Information - Littleborough

Tenure Type; FREEHOLD
Council Tax Banding; COUNCIL TAX BAND G



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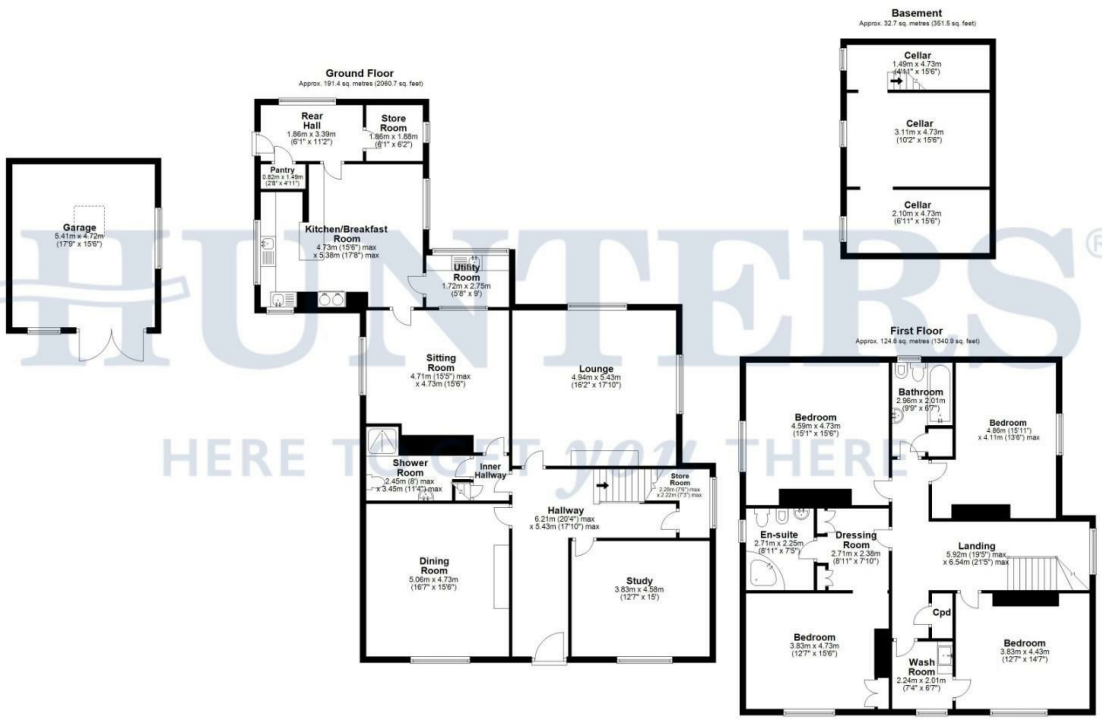


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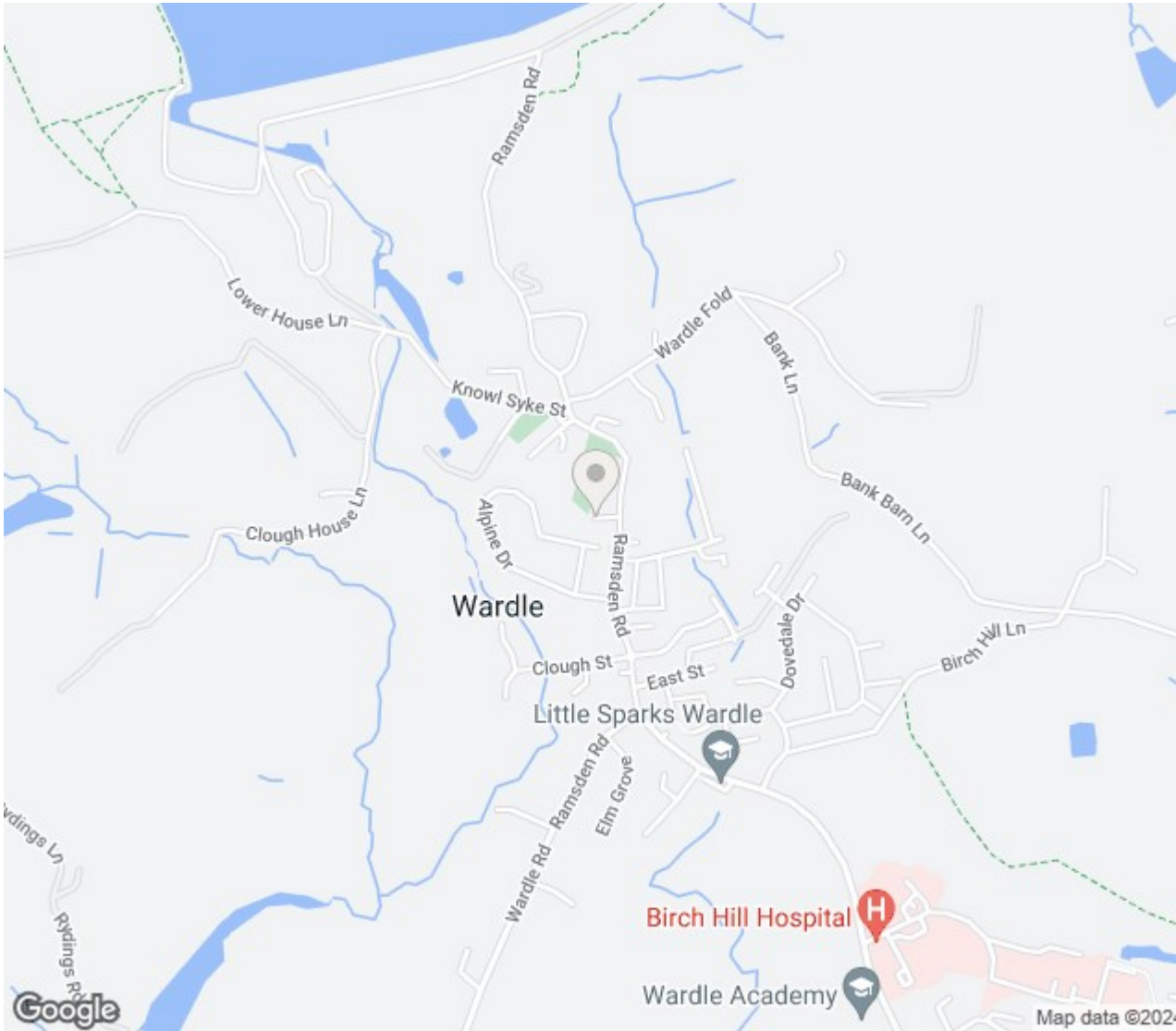
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Total area: approx. 348.7 sq metres (3753.1 sq feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed in any way or in form. Whilst all efforts have been made to ensure the accuracy, warranty or representation and any buyer should confirm measurements using their own survey.
Created by PlanCloud Technology on behalf of Hunters.
Plan produced using PlanIt.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

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