

# HUNTERS<sup>®</sup>

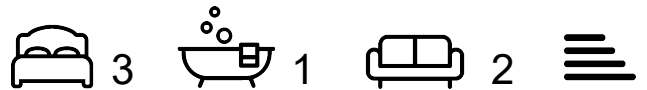
HERE TO GET *you* THERE



## Gatehouse

Blackstone Edge Old Road, Littleborough, OL15 0JJ

£265,000



- CHARMING GRADE II LISTED CHARACTER COTTAGE BUILT IN 1700s
- SEMI RURAL LOCATION WITH OPEN VIEWS
- IN NEED OF MODERNISING
- VACANT POSSESSION - NO ONWARD CHAIN
- COUNCIL TAX BAND D
- FEATURES INCLUDE MULLIONED WINDOWS AND BEAMED CEILINGS
- CLOSE TO LITTLEBOROUGH TRAIN STATION AND VILLAGE
- FABULOUS SIZED GARDEN
- FREEHOLD
- EPC RATING TBC

Tel: 01706 390 500

# Gatehouse

Blackstone Edge Old Road, Littleborough, OL15 0JJ

£265,000



Hunters are thrilled to offer this rare opportunity to acquire a charming, stone built, double fronted Grade II Listed country cottage, dating back to the late 18th Century with a lovely generous garden to the rear. Enjoying a semi rural location with superb views over the surrounding countryside, yet within a mile of the popular village of Littleborough, with its array of independent shops, and the railway station, which provides trains into Manchester and Leeds. The extensive accommodation is deceptively spacious and whilst requiring modernisation, provides the potential to further improve and add value, whilst incorporating all the wonderful character features such as mullioned windows, beamed ceilings and fireplaces. Briefly comprising of a large lounge, snug/home office, separate dining room, breakfast kitchen and a rear porch all to the ground floor. The second floor offers three bedrooms, a walk-in wardrobe to the expansive master bedroom and a family bathroom. We believe that this property will appeal to those who are looking for a country retreat which has the capacity to be further developed / improved. Viewing is strictly by appointment.

### Lounge

20'9" x 16'8" (6.33 x 5.09)

Spacious welcoming living room with an entrance vestibule and an abundance of charm and character provided by a fabulous feature stone fireplace with a multi-fuel burner installed, beamed ceiling and mullioned windows to the front aspect which floods the room with plenty of natural light.

### Snug/Home Office

13'4" x 5'5" (4.08 x 1.66)

Such a versatile room with multiple uses. The mullion windows look out to the front aspect.

### Dining Room

12'4" x 12'0" (3.76 x 3.66)

Separate room off the lounge and kitchen. Generous second reception room with feature exposed beams and a window which looks out over the rear garden and a door into the rear porch.

### Rear Porch

6'5" x 6'4" (1.96 x 1.95)

A door from the dining room and an external door to the rear garden which has electric.

### Kitchen

12'4" x 10'1" (3.76 x 3.09)

A range of quality fitted inframe bespoke kitchen units with an array of storage and plumbing for white goods. Built in double oven and electric hob with a Belfast sink. A window looks out to the rear garden.

### Landing

10'1" x 5'6" (3.09 x 1.69)

The wealth of charm follows you upstairs, with exposed beams on the landing with access to all first floor accommodation and loft access.

### Bedroom 1

20'9" x 12'0" (6.33 x 3.66)

A fabulous large double bedroom with a window to the front aspect and feature chimney breast.

### Walk-In Wardrobe

7'1" x 5'7" (2.17 x 1.72)

Really useful room, which offers great potential to modernise or change use.

### Bedroom 2

10'8" x 9'6" (3.26 x 2.92)

Double bedroom with a fabulous rear aspect view.

### Bedroom 3

10'1" x 7'1" (3.09 x 2.17)

Also benefiting from the lovely view of the garden and the view beyond.

### Shower Room

10'1" x 7'5" (3.09 x 2.27)

Three piece suite with a low level WC, wash hand basin and a modern walk in shower. Mullion window to the front aspect.

### Gardens

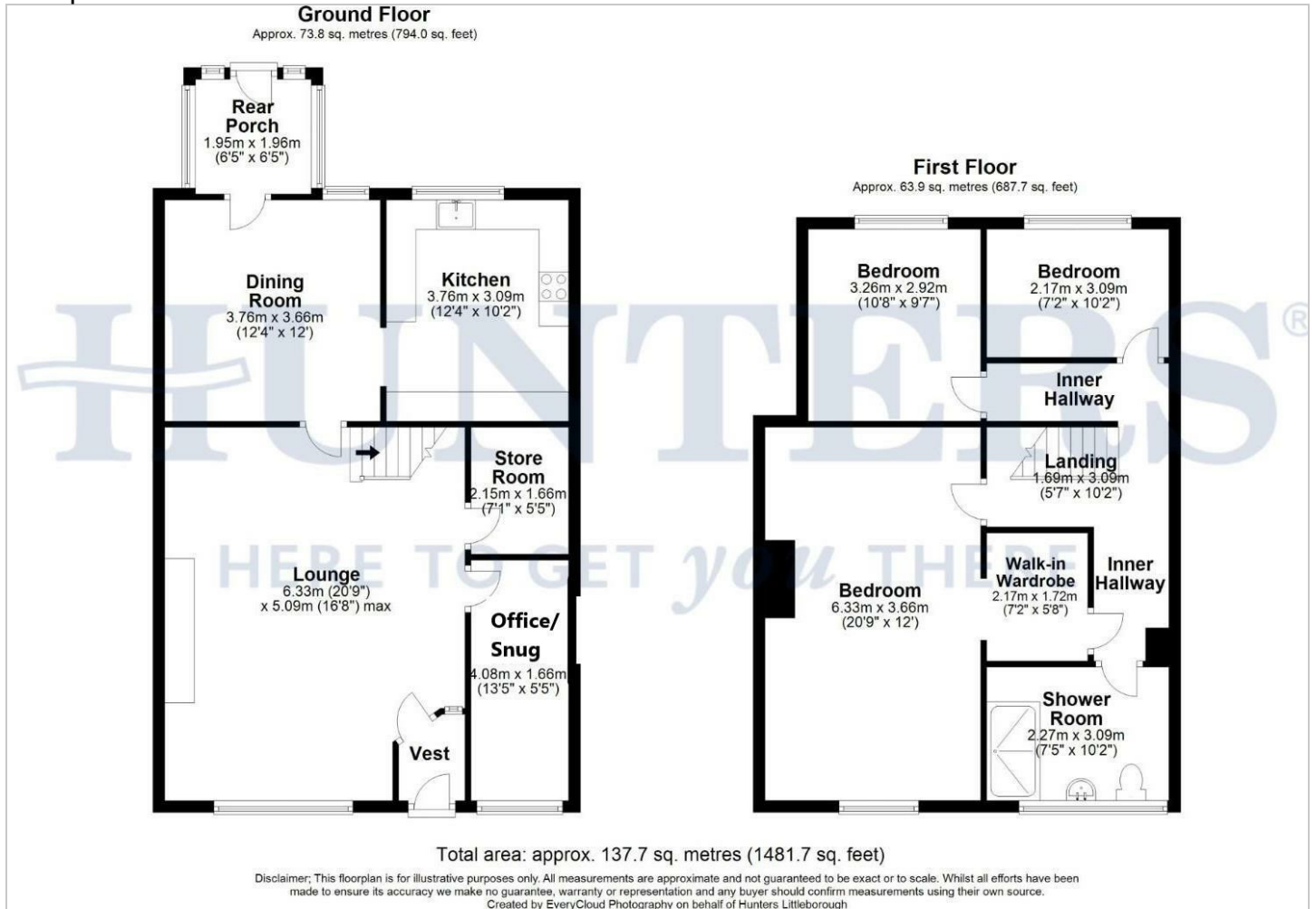
There is a pretty cottage garden to the front with on-street parking available, The rear garden is fabulous, generous in size and full of well established plants, shrubs and trees. A truly wonderful space for any buyer to create an amazing garden.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D.

# Floorplan







## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

