

HUNTERS[®]

HERE TO GET *you* THERE



Heather Mount

Shore Lane, Whittaker Fold, OL15 0LJ

Offers In Excess Of £550,000



- CHARMING DOUBLE FRONTED PERIOD PROPERTY
- IDYLIC RURAL HAMLET SETTING
- WEALTH OF CHARACTERFUL FEATURES
- TWO RECEPTION ROOMS PLUS DINING KITCHEN
- EPC RATING C
- UNRIVALLED VIEWS OF HOLLINGWORTH LAKE AND SURROUNDING COUNTRYSIDE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS, TWO BATHROOMS
- FREEHOLD (WITH SERVICE CHARGE)
- COUNCIL TAX BAND G

Tel: 01706 390 500

Heather Mount

Shore Lane, Whittaker Fold, OL15 0LJ

Offers In Excess Of £550,000



Hunters Estate Agents are truly thrilled to be offering to the market this stunning and picturesque residence located within the idyllic rural setting of Whittaker Fold Hamlet, with breath taking views incorporating Hollingworth Lake and the fabulous country side surroundings. Providing a wealth of beautifully presented living space, which is full of character and charm that has been lovingly modernised to an exceptional standard. The property is considered ideal for walkers, cyclists, and those looking for a rural lifestyle, which offers great exclusivity and privacy, yet those who need to be close to major transport links, Littleborough train station for Leeds and Manchester is only a few minutes drive away, with further access to the motorway in both directions at Milnrow and Rishworth.

The accommodation briefly comprises of a welcoming entrance vestibule and hallway, which really sets the standard of what you are about to enjoy, two fabulous generous reception rooms both boasting original fireplaces and a stunning modern, yet in keeping country style kitchen diner which also gives access to the cellar. To the first floor there are three bedrooms and two bathrooms, all benefitting from a gorgeous rural view. Externally, the rear offers an Indian flagstone paved garden that enjoys a pleasant outlook over the golf course and to the front, an enclosed cottage garden. The Hamlet has stunning communal grounds, gardens and parking area for all to enjoy, take in the spectacular views and soak up the peaceful surroundings. Call now to arrange your viewing as we are expecting a high level of interest in this home.

Entrance Vestibule

Original decorative tiling to walls, ceramic tiled floor, two picture windows, and a timber glazed panel door to the Hallway.

Hallway

With high ceilings, deep skirting boards and the stairs that lead to the first floor.

Lounge

23'5" x 12'9" (7.14 x 3.91)

As soon as you enter this light and spacious reception room, the wonderful original feature fireplace truly grabs your attention and creates a fabulous focal point to the room. With beams to the ceiling, wooden floors and beautiful stained glass window to the front aspect highlighting 'Autumn', add the character and charm everyone will be hoping for within this period property.

Dining Room

13'11" x 13'6" (4.26 x 4.14)

Such a versatile room that could be used as a formal dining room, playroom, second reception room and more with its quality herringbone floor and another fabulous feature fireplace set to the chimney breast. The stained glass window which highlights 'Summer' also looks to the front aspect over the gardens and beyond.

Breakfast Kitchen

35'0" x 11'8" (10.68 x 3.57)

Benefitting from underfloor heating, fitted with a modern range of wall and base shaker-style units with complementary work surfaces, in keeping with the age of the property and a feature cast iron solid fuel wood burning stove. Integrated dishwasher, space for a range style oven with an extractor hood over and further space for a fridge freezer. Offering plenty of space for a dining table and a useful storage cupboard with a front aspect window, further sky lights, with a door accessing the cellar.

Utility

12'5" x 3'8" (3.81 x 1.12)

Space and plumbing for appliances with an external door to the side and a rear aspect window.

Cellar Rooms

Two vaulted cellar rooms.

Landing

12'0" x 11'9" (3.68 x 3.59)

Half landing with a fabulous picture window.

Master Bedroom

18'11" x 11'3" (5.77 x 3.45)

Generous charming double bedroom that is light and airy with two feature windows, one stained glass depicting 'Spring', letting plenty of natural light and benefits from the gorgeous far reaching view to the front aspect. Beamed ceiling, wooden flooring and quality fitted wardrobes to the full width of one wall, a door leading into the en-suite.

En-Suite Shower Room

10'3" x 3'2" (3.14 x 0.98)

Three-piece suite briefly comprising of a low-level WC, Victorian style pedestal wash hand basin and a shower cubicle with the tiled brick effect splash back and feature tiled flooring. Heated towel rail and wooden panelling.

Bedroom 2

11'3" x 11'3" (3.43m x 3.43m)

Beamed ceiling and a wonderful stained glass window depicting 'Winter' that really does benefit from the most fabulous far-reaching view over Hollingworth Lake and the surrounding countryside.

Bedroom 3

12'9" x 8'3" (3.91 x 2.53)

Ideal child's bedroom with a lovely cast iron feature fireplace set to the chimney breast, wooden flooring and a useful built-in wardrobe with a view overlooking the golf course.

Bathroom

10'3" x 9'1" (3.14 x 2.78)

Three piece bathroom suite - comprising panelled bath with shower over, high level WC, vanity wash hand basin and traditional matching accessories, half tiled walls, wooden floor, and an original array of storage cupboards.

Gardens & Parking

Externally, the rear offers (whilst not on the title plan) an Indian flagstone paved garden that enjoys a pleasant outlook over the golf course and to the front offers an enclosed cottage garden. The Hamlet has stunning communal grounds, gardens and parking area for all to enjoy, take in the spectacular views and soak up the peaceful surroundings.

Directions

Proceed through the centre of Littleborough and continue under the Railway Bridge, turn right by the Rake Public House onto Blackstone Edge Old Road. After approximately 1 mile, turn right and follow the signs and directions to Whittaker Golf Club. Proceed up to the top of the lane, past the Golf Club and you will find the subject property in a central position, at the heart of the Hamlet on the right hand side.

Material Information - Littleborough

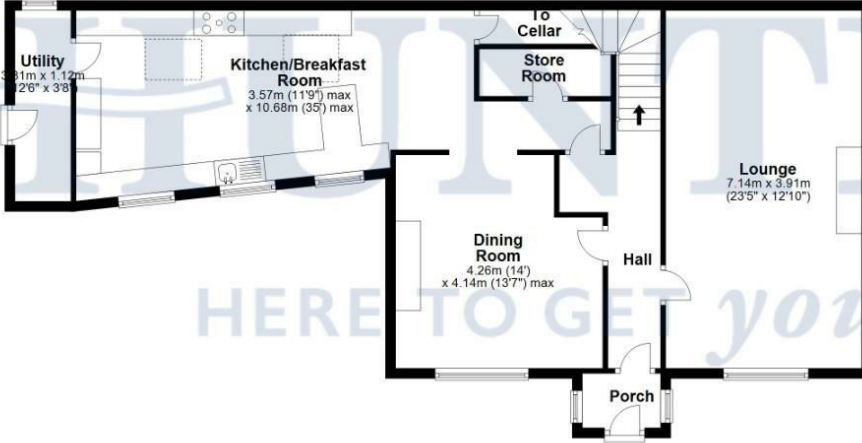
Tenure Type; FREEHOLD WITH SERVICE CHARGE OF £600 pa.

Council Tax Banding; ROCHDALE COUNCIL BAND G

Floorplan

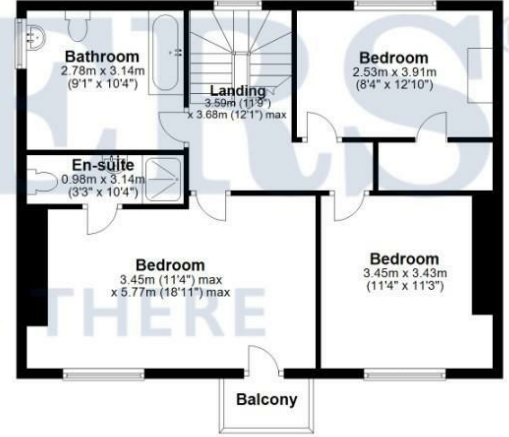
Ground Floor

Approx. 95.0 sq. metres (1023.1 sq. feet)



First Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



Total area: approx. 161.5 sq. metres (1738.2 sq. feet)

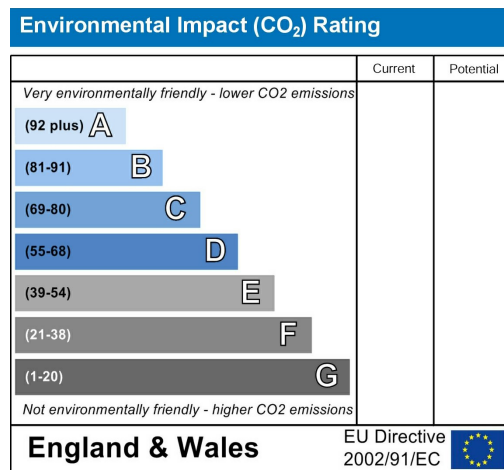
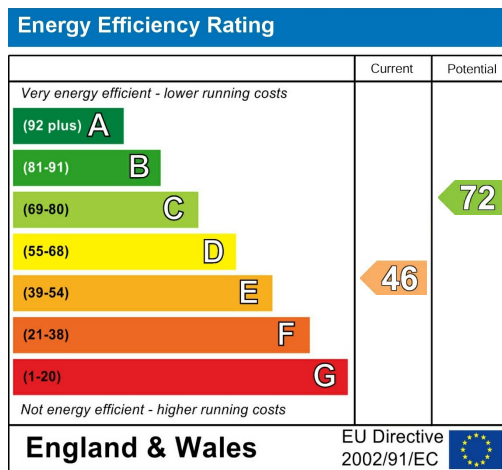
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







Energy Efficiency Graph



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
<https://www.hunters.com>

