

HUNTERS®

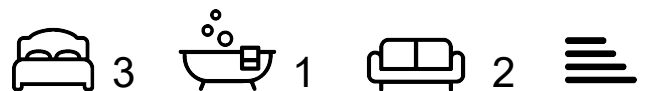
HERE TO GET *you* THERE



Smithy Nook

Littleborough, OL15 9NF

£350,000



- CHARMING CHARACTER COTTAGE
- DECEPTIVELY SPACIOUS
- THREE BEDROOMS
- SOUGHT AFTER SEMI RURAL LOCATION
- COUNCIL TAX BAND C

- FORMERLY TWO COTTAGES
- TWO RECEPTION ROOMS
- GARDENS DRIVE AND GARAGE
- HOUSE FREEHOLD, GARAGE LEASED
- EPC RATING TBC

Tel: 01706 390 500

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Hunters Estate Agents are thrilled to be offering to the market this charming character weavers cottage with stunning views which is being sold with No Onward Chain.

Originally two cottages, this beautifully maintained stone-built weavers cottage is full of charm and period features. A spacious home, which offers three bedrooms, two generous reception rooms, a well-equipped kitchen, and a family bathroom.

Brimming with character throughout, the property features exposed stone walls, original beams, and mullion windows, creating a warm and traditional feel.

Set in a peaceful rural location with breath-taking open views, the home enjoys gardens to both the front and rear—perfect for relaxing in this tranquil setting. A driveway provides off-road parking, and a rented garage situated just opposite offers additional convenience.

Surrounded by beautiful countryside, for those who like the outdoors, yet still conveniently close to the village centre, with a range of local amenities and benefits from excellent transport links, including the main line train station with direct routes to Leeds and Manchester.

Offered to the market with no onward chain, this charming cottage presents a rare opportunity to enjoy country living with easy access to town and city life.

Porch

A practical and welcoming space, this entrance porch provides a handy area for coats and footwear, helping to keep the main living areas neat and organised—ideal for everyday family life and country living.

Dining Room

17'5" x 16'2" (5.32 x 4.95)

A versatile and characterful space featuring a central fireplace that adds warmth and charm. A window to the front aspect provides natural light, while a rear door offers direct access to the garden. The staircase to the first floor rises from this room, adding to the cottage's unique layout and flow.

Lounge

15'1" x 14'9" (4.60 x 4.51)

A warm and inviting space full of character, featuring two mullion windows to the front aspect that flood the room with natural light. The lounge boasts an exposed stone wall, beamed ceiling, and a striking feature fire surround housing a gas fire, creating a perfect blend of rustic charm and comfort.

Kitchen

15'1" x 6'6" (4.60 x 2.00)

A rustic and characterful kitchen fitted with solid wood units that complement the cottage's traditional style. There is space and plumbing for a washing machine, along with an integrated fridge freezer and dishwasher for modern convenience. A standout feature is the Aga Rayburn, which not only adds charm but also serves the gas central heating system, making this a warm and welcoming heart of the home.

Landing

9'1" x 6'5" (2.78 x 1.97)

Bedroom 1

14'6" x 11'9" (4.43 x 3.59)

A spacious and light-filled room, featuring large mullion windows to the front, offering fabulous views of the surrounding countryside. The room

also boasts a charming feature fireplace, adding character and warmth to this tranquil space.

Bedroom 2

17'5" x 8'11" (5.32 x 2.73)

A spacious double bedroom featuring a dual-aspect layout that floods the room with natural light. Charming mullion windows frame picturesque views, while a vanity unit adds convenience. A delightful blend of character and comfort.

Bedroom 3

11'1" x 9'6" (3.39 x 2.92)

A bright and airy room with two windows overlooking the rear aspect, offering plenty of natural light. Includes a built-in storage cupboard housing the water tank, providing practical storage solutions while keeping things neatly tucked away.

Bathroom

10'7" x 7'6" (3.25 x 2.29)

A well-appointed bathroom featuring a three-piece suite with a shower over the bath. Fully tiled for a sleek, easy-to-maintain finish, with a window to the front aspect allowing in natural light and ventilation.

Gardens, Drive and Garage

Beautifully maintained cottage-style gardens offering a charming outdoor space with delightful views. A driveway and garage are conveniently located opposite the property, currently rented at £120 per annum—providing practical off-road parking and additional storage. **Please note the rear garden is not shown on the title for this property, however it has solely been used since 1994 by the current vendors.

Material Information - Littleborough

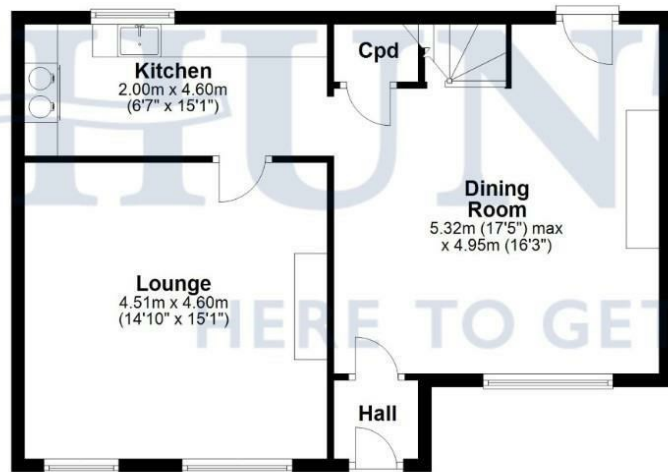
Tenure Type; House is FREEHOLD (with a land rentcharge of £3.10s.0d pa), Garage is Leased at £120 pa

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

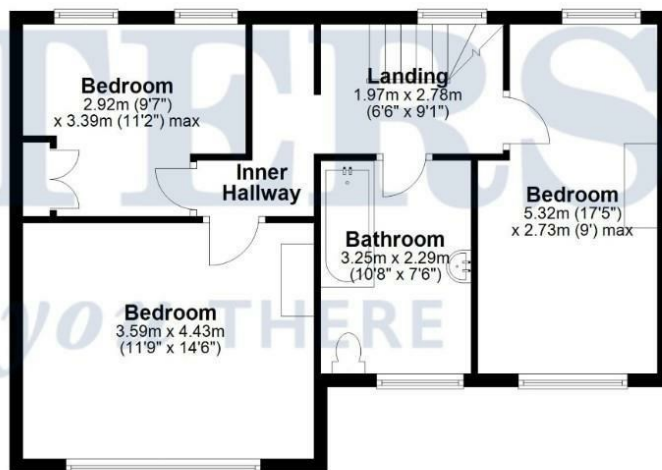
Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



First Floor

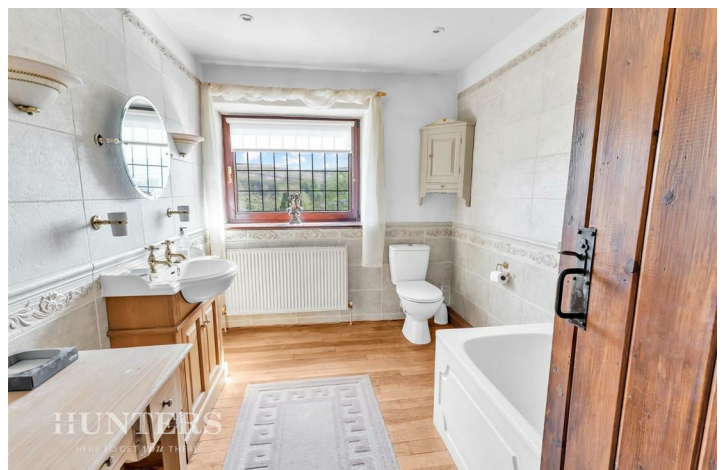
Approx. 57.0 sq. metres (614.0 sq. feet)



Total area: approx. 116.1 sq. metres (1249.7 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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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
<https://www.hunters.com>

