

# HUNTERS®

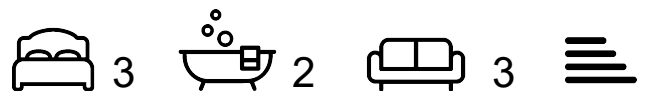
HERE TO GET *you* THERE



## Paddock Head

Dearnley, Littleborough, OL15 8PY

£325,000



- HIDDEN CHARACTERFUL WEAVERS COTTAGE
- TRULY IDYLIC SETTING
- SET OVER THREE FLOORS
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B
- GENEROUS WRAP-AROUND BEAUTIFUL GARDENS
- ABUNDANCE OF CHARM AND ORIGINAL FEATURES
- CONVENIENT AND CENTRAL LOCATION
- EPC TBC
- LEASEHOLD

Tel: 01706 390 500



# Paddock Head

Dearnley, Littleborough, OL15 8PY

£325,000



Tucked away in a desirable and well-established residential area, this beautifully presented three-storey weavers cottage is full of charm, character, and original features. Set within stunning and rarely available gardens, the property offers a rare opportunity to enjoy tranquil outdoor space in an idyllic setting, complemented by a private driveway for convenient off-road parking.

The home enjoys close proximity to highly regarded local schools and excellent transport links via nearby Smithy Bridge and Littleborough railway stations—making it perfectly placed for both families and commuters.

The grounds are a true highlight of this property—extensively planted, beautifully maintained, and offering a peaceful retreat surrounded by mature trees, lush lawns, and vibrant borders. These exceptional gardens wrap around the home, creating a sense of privacy and seclusion that is seldom found, particularly in such a convenient location. Whether you're entertaining, gardening, or simply relaxing, this outdoor space is a standout feature that must be seen to be fully appreciated.

Inside, the ground floor features a spacious open-plan kitchen, dining, and living area, full of character with exposed beams, mullion windows, and a feature fireplace. A rear conservatory provides a perfect spot to enjoy views across the garden in all seasons, while a welcoming entrance porch adds practicality and charm.

On the first floor, you'll find a cosy sitting room with lovely garden views, along with a generous bedroom and a well-appointed family bathroom.

The second floor offers two further double bedrooms, including a spacious master suite complete with an en-suite shower room.

This unique and characterful home combines the best of countryside charm with everyday convenience—perfect for those seeking something truly special.

### Porch

3'6" x 5'6" (1.09 x 1.68)

A practical entrance space with room to store shoes and hang coats. The porch is wood-framed and may benefit from some minor repairs or maintenance.

### Entrance

A small inner hallway providing access to the ground floor accommodation, with a staircase leading to the first floor.

### Open Plan Kitchen Living Dining

20'11" x 17'1" (6.40 x 5.21)

This character-filled open-plan space combines a well-equipped kitchen with a comfortable living and dining area. The kitchen features a Belfast sink, built-in oven, gas hob, and space for both a fridge freezer and washing machine. A handy pantry cupboard offers additional storage. The living/dining area is full of charm, boasting a stunning original feature fireplace with a decorative (non-working) bread oven, exposed ceiling beams, and traditional mullion windows that flood the room with natural light. A front-facing window adds to the brightness, while a side door provides access to the garden. There is also an internal door leading directly into the conservatory, offering a seamless flow between indoor and outdoor living.

### Conservatory

9'10" x 9'8" (3.00 x 2.95)

A bright and welcoming UPVC conservatory offering lovely views over the beautiful garden—an ideal space to relax and enjoy the surroundings in all seasons.

### First Floor

#### Sitting Room

14'2" max x 17'1" (4.33 max x 5.21)

A charming and spacious room spanning the full width of the property, featuring a stunning set of rear-facing mullion windows that provide beautiful views over the garden. Character details include a stone fireplace, and a staircase leads up to the second floor.

#### Bedroom 3

9'6" x 10'8" (2.91 x 3.27)

A well-proportioned double bedroom featuring a front-facing mullion window and charming exposed ceiling beams, adding to the character and appeal of the space.

#### Bathroom

6'5" x 6'0" (1.97 x 1.85)

A functional bathroom fitted with a three-piece suite, including a shower over the bath. A front-facing mullion window provides natural light and ventilation.

#### Landing

Landing area with doors leading to the bedrooms.

### Bedroom 1

13'1" x 12'11" max (3.99 x 3.94 max)

A spacious and bright double bedroom featuring both side and front-facing windows that allow plenty of natural light. The room includes a useful built-in storage cupboard and has a door leading to the en-suite.

### En-Suite

6'5" x 3'10" (1.97 x 1.17)

Fitted with a three-piece suite comprising a WC, wash hand basin, and shower. A front-facing window provides natural light and ventilation.

### Bedroom 2

7'6" x 13'10" (2.31 x 4.22)

A generously sized double bedroom featuring a full-width set of rear-facing mullion windows that offer picturesque views over the gardens and surrounding hilltops. The room also benefits from fitted wardrobes, providing ample storage space.

### Gardens and Driveway

The gardens are an exceptional and rare feature of this property—extensively planted, well established, and beautifully maintained. Surrounded by mature trees, lush lawns, vibrant borders, and a variety of fruit trees, the outdoor space offers a peaceful and private retreat.

Multiple seating areas are thoughtfully positioned throughout the garden, perfect for enjoying the sun at different times of day or simply relaxing in the tranquil setting. Additional features include a greenhouse, garden sheds, and stone out house with great potential—ideal for use as a studio, retreat, or entertaining space.

To the front, a spacious driveway provides off-road parking for several vehicles, enhancing both convenience and practicality. This truly special garden must be seen in person to be fully appreciated.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

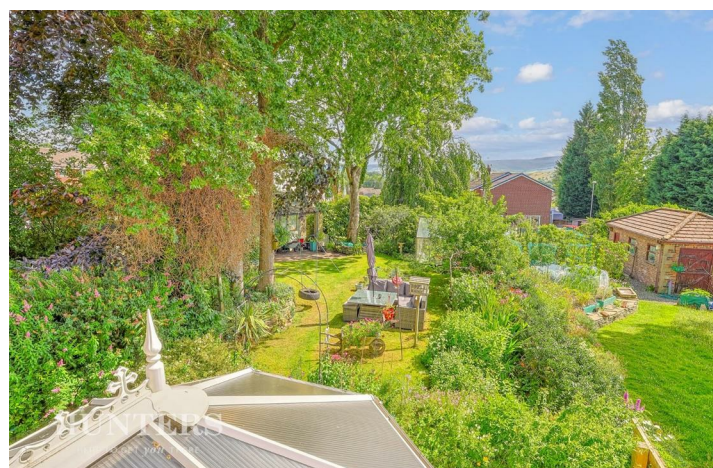
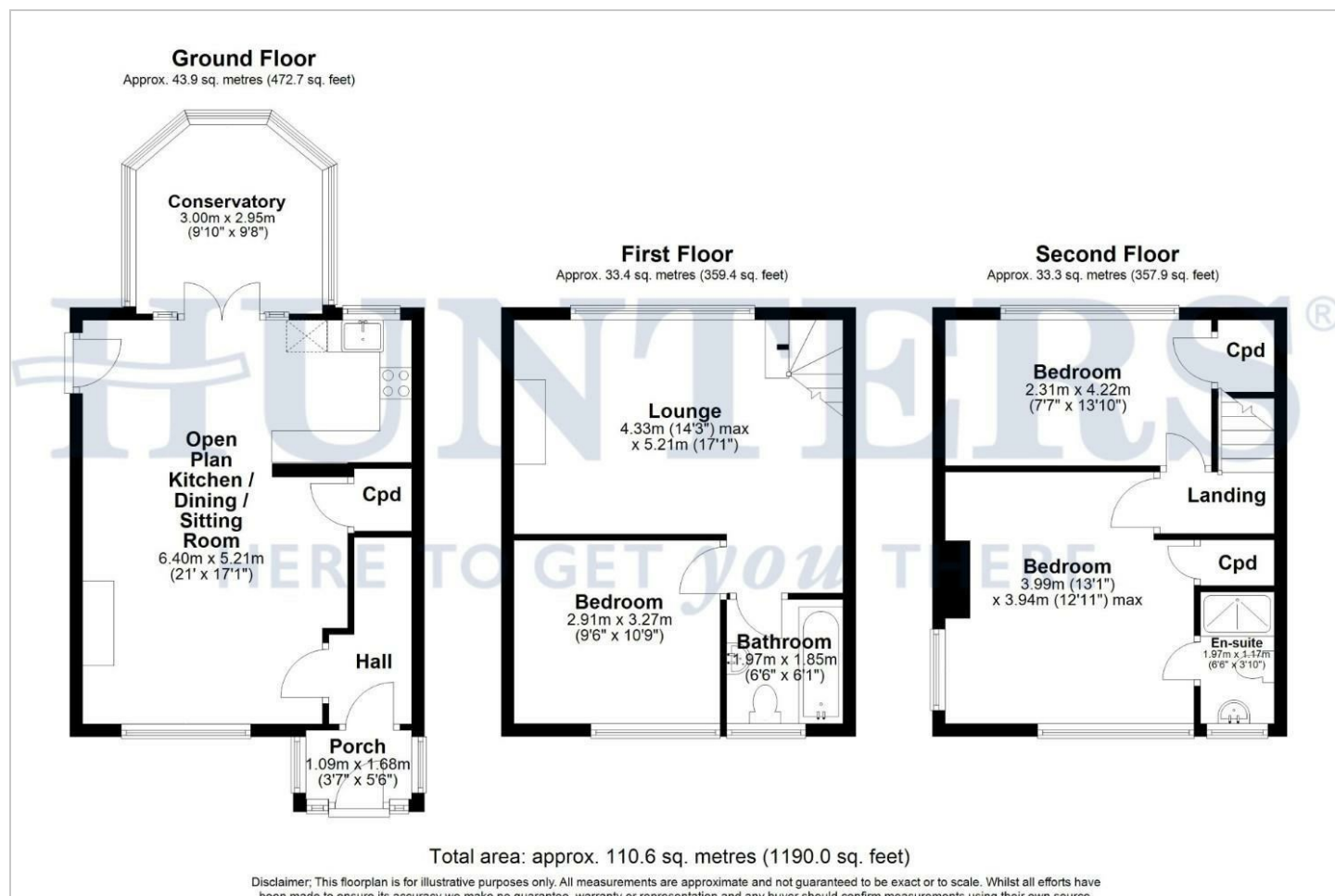
Leasehold Years remaining on lease; 734

Leasehold Ground Rent Amount: £8.0s.8d

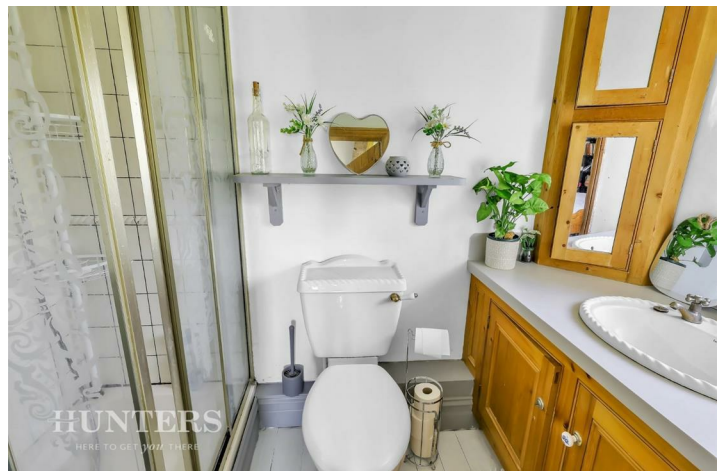
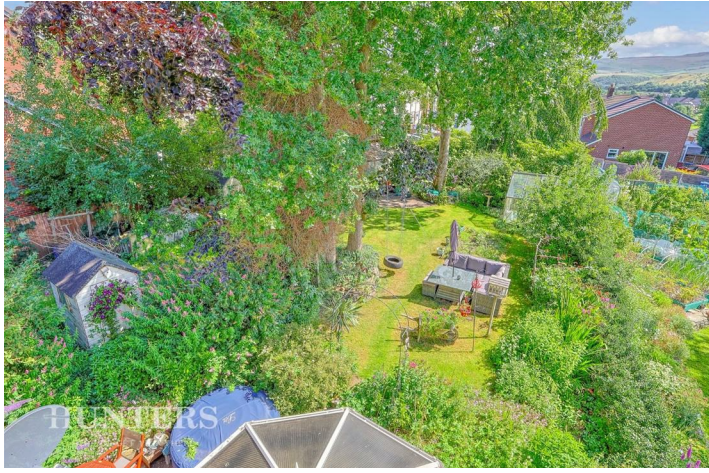
Council Tax Banding; ROCHDALE COUNCIL BAND B



# Floorplan



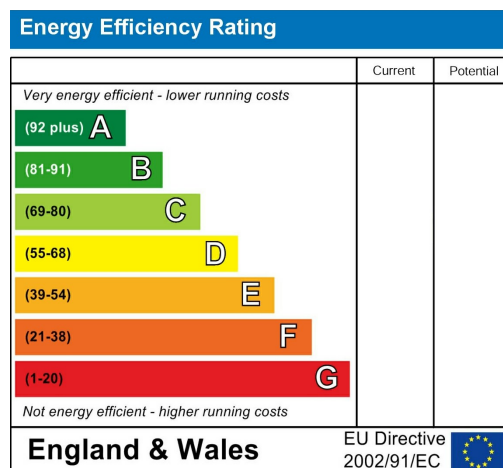








## Energy Efficiency Graph



## 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](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

