

# HUNTERS®

HERE TO GET *you* THERE

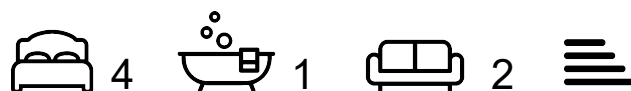


## Blackstone Edge Old Road

Littleborough, OL15 0JL

Offers In Excess Of £400,000

- DOUBLE FRONTED STONE PROPERTY
- HIGHLY DESIRABLE RURAL LOCATION
- FOUR BEDROOMS TWO RECEPTIONS ROOMS
- EPC RATING TBC
- FREEHOLD



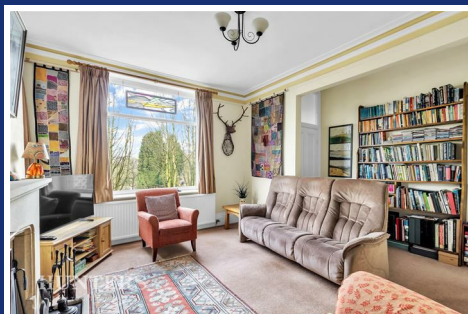
- CHARMING AND CHARACTER FEATURES
- CONVENIENT TO LOCAL AMENITIES INCLUDING TRAIN STATION
- PRIVATE DRIVEWAY AND GARDENS
- COUNCIL TAX BAND E

Tel: 01706 390 500

# Blackstone Edge Old Road

Littleborough, OL15 0JL

Offers In Excess Of £400,000



## A Charming Stone-Built Period Home in a Sought-After Countryside Setting

Built in 1894, this characterful stone-built, double-fronted property is beautifully positioned on the highly regarded Blackstone Edge Old Road. Surrounded by rolling countryside yet still within easy reach of the village centre and the mainline train station with direct links to Leeds and Manchester, the location offers the perfect balance of rural charm and everyday convenience.

Stepping inside to the spacious interior, rich with period features including high ceilings, deep skirting boards, coving, and feature fireplaces. The ground floor offers a generous layout comprising a bright lounge, separate dining room, well-proportioned kitchen, useful office, and a downstairs WC.

To the first floor are four bedrooms—all well-sized—and a family bathroom, providing ideal accommodation for families or those needing additional space.

Externally, the property features a pretty front garden, a private driveway for off-road parking, and a delightful rear enclosed garden that backs onto open fields—perfect for enjoying the peaceful rural surroundings.

A rare opportunity to purchase a character home in a superb location. Early viewing is highly recommended.

### Vestibule

A welcoming vestibule as you enter the property.

### Lounge

13'11" x 16'3" max (4.25m x 4.94m)

The lounge is a bright and spacious room with large windows that frame views of the surrounding area, inviting plenty of natural light inside. A classic fireplace acts as a charming focal point, filled with character and ample space for furnishing.

### Kitchen

17'3" x 11'2" max (5.25m x 3.41m)

A fitted kitchen, comprising of a range of wall and base units, stainless steel sink and space for appliances including oven, dishwasher and washing machine.

The space benefits from two windows that fill the room with natural light and a side door access leading to the driveway.

### Dining Room

12'1" x 16'3" (3.70m x 4.94m)

The dining room is a generous size with a large window that overlooks the garden, flooding the space with natural light. The room features a traditional fireplace with a wood-burning stove, providing a warm and inviting atmosphere. The dining area comfortably accommodates a table and chairs, making it perfect for family meals and entertaining.

### Utility / Store

8'10" x 9'6" (2.69m x 2.89m)

A useful utility room, ideal for additional storage and laundry needs. With a window to the side and rear.

### WC

The ground floor WC is compact and practical, featuring a low level WC and sink.

### Landing

The landing provides access to the bedrooms and bathroom.

### Bedroom 1

13'11" x 16'3" max (4.25m x 4.94m)

This spacious main bedroom enjoys wonderful views from two large windows, which flood the room with daylight and enjoy countryside views.

### Bedroom 2

14'6" x 11'2" (4.42m x 3.41m)

This well-proportioned bedroom features a large window enjoying countryside views and filling the room with natural light.

### Bedroom 3

A further double bedroom located to the rear of the property enjoying views of the garden.

### Bedroom 4

9'0" x 10'11" max (2.74m x 3.33m)

Currently used as a home office, however would make an ideal single bedroom with rear views over looking the garden and surrounding countryside.

### Bathroom

12'1" x 5'0" (3.70m x 1.52m)

A fitted bathroom, comprising of a corner bath, separate shower cubicle, pedestal wash basin, and low level WC.

### Gardens

The rear garden is a delightful outdoor space featuring a lawn bordered by colourful flowerbeds and mature shrubs. There is a paved patio area suitable for seating and dining, as well as a greenhouse and wooden shed providing storage and gardening space. The garden enjoys a private, sheltered setting with views over open countryside, making it an ideal spot for relaxing or entertaining. To the front offers a lawned garden and a mature planting beds.

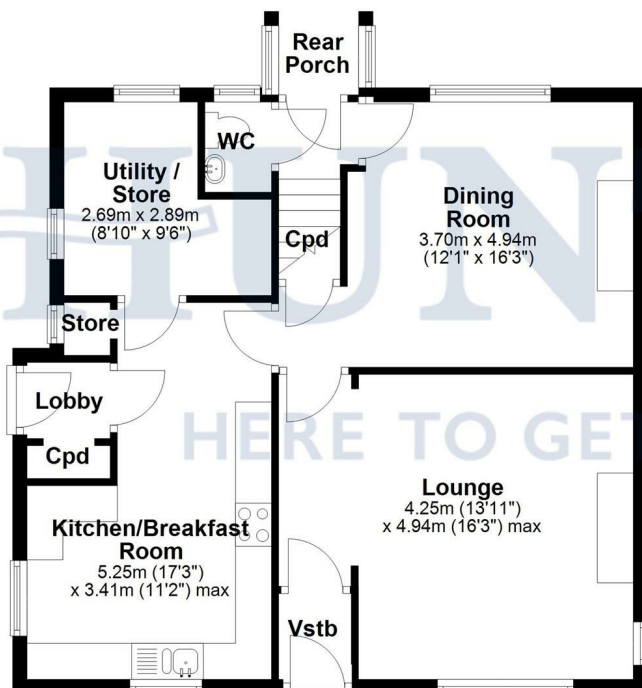
### Parking

A private driveway can be located to the side of the property, additional street parking can be located to the front.

# Floorplan

## Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



## First Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 133.4 sq. metres (1435.6 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) <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>

