



Clegg Hall Road, Littleborough

£1,200,000



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DESCRIPTION

One of the finest barn conversions Hunters Estate Agents have ever had the pleasure of visiting within the area. Perfectly located in this picturesque semi-rural, canal-side location set in this secluded hamlet of properties forming part of what was once The Clegg Hall estate. Enjoying a south-westerly aspect overlooking the canal and neighbouring farmland and countryside with its own beautifully landscaped garden along with 15m private mooring. Having undertaken extensive refurbishment, the interior is truly stunning, seamlessly blending the finest bespoke contemporary fittings with the original, charming and characterful period features. The fabulous interior briefly comprises of a generous and welcoming reception hallway with high vaulted ceiling and fabulous tiled flooring with underfloor heating, which continues throughout the downstairs accommodation. Useful WC/cloakroom, bespoke lounge bar, open plan kitchen dining living space, adjoining utility room, separate living room with feature media wall fireplace, second reception room that has multiple uses be it a play room, sitting room or office. The second floor boasts a galleried landing with vaulted ceiling and exposed timber beams, spacious master bedroom suite with concealed entrance to an en-suite shower room and sauna, three further bedrooms all with fitted wardrobes and family bathroom. Externally the well manicured and landscaped grounds can be accessed via two entrances both with remotely operated gates, leading through to the expansive forecourt hard standing parking area and the detached outbuilding which consists of a large garage, store room and workshop. The beautifully presented gardens and access onto the private mooring area are surrounded by well established plants, trees and hedges. A viewing comes highly recommended to truly take in the wonderful setting and the stunning interior.

- TRULY STUNNING DETACHED BARN CONVERSION
- CANAL SIDE LOCATION
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE
- BOASTING FABULOUS VIEWS
- FOUR BEDROOMS, THREE BATHROOMS
- PRIVATE 15 METRE MOORING
- EXTENSIVE PARKING
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND G





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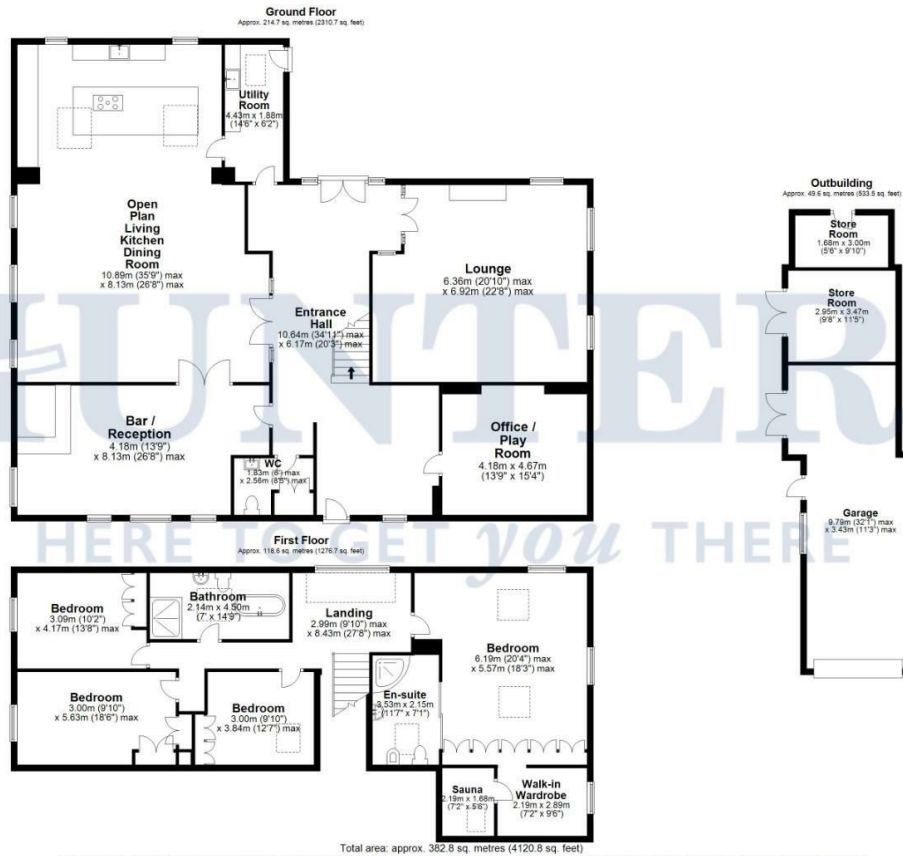
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Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 76 |
| (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 | |

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.

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