



Clough Lane, Grasscroft, Saddleworth

£380,000



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## Clough Lane, Grasscroft, Saddleworth

Dating back to the late 1700's is this charming stone cottage located in a quaint hamlet setting. Beech Hill Farm is a period cottage which oozes character throughout, offering over 1,400 Sq.ft of living accommodation over two floors and being sold with no onward chain.







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Internally you will find an entrance hallway with access to a dining room and lounge. The lounge features a generously sized storage cupboard and a door leads into the kitchen. Stairs rise to a first floor landing with access to four bedrooms and a shower room.

A country style garden is found to the front of the property with flowerbeds, border shrubs and a mature lawn. There is a gated parking space for one car with further parking on road to the side if required.

Presented with character in abundance including Mullion windows, exposed roof beams and exposed wood flooring along with a feature cast iron Aga stove in the kitchen.

This pristine location within Grasscroft provides a true countryside feeling which in turn makes the area highly sought after for those wanting a change in lifestyle away from busy urban living. Splendid countryside walking routes are nearby as well as having a great local pub just a short stroll away. The highly regarded primary schools of St. Annes in Lydgate and Friezland in Greenfield are both within a 10 minute walk of the property.

A perfect home for those wanting a period home with easy access to the open countryside. Viewings can be made by calling the Uppermill office today.









## Lounge

5.62m x 5.11m (18'5" x 16'9" Max.)

A spacious lounge which includes Mullion side windows, exposed wood flooring and radiator. The lounge has a multi fuel open fire with stone hearth and stone mantle. Additionally the lounge provides access to a useful cloaks storage cupboard. Door leads into the kitchen.

## Kitchen

5.45m x 2.95m (17'10" x 9'8")

Fitted with wall and base kitchen units, coordinating work surfaces and 1 1/2 sink with drainer. The standout feature of the kitchen is the cast iron Aga stove which is gas heated and can operate independently of the heating system. The kitchen also has plumbing for a washing machine, dual aspect windows, boiler in cupboard and stairs rising to the first floor.

## First Floor Landing

The landing runs the full depth of the property and is fully carpeted with radiator.



## Bedroom

4.27m x 2.93m (14'0" x 9'7")

With fitted carpeting, radiator, front facing Mullion windows and storage cupboard.

## Bedroom

3.73m x 3.33m (12'2" x 10'11")

With fitted carpeting, radiator, front facing window.

## Bedroom

4.34m x 3.29m (14'2" x 10'9" Max.)

With a fitted wardrobe, Mullion windows with side aspect, carpeting, radiator and loft hatch.



## Bedroom

4.34m x 2.56m (14'2" x 8'4" Max.)

With Mullion windows and accompanying window seat, fitted carpeting and radiator.

## Shower Room

2.22m x 2.22m (7'3" x 7'3")

Comprising low level wc, hand wash basin, corner shower cubicle with electric shower, obscured double glazed window, tiled walls, heated towel rail and laminate floor covering.

## Externally

Garden space is located to the front of the home. A pleasing laid lawn is accompanied by flowerbeds, border shrubs and boundary drystone wall. A small patio area provides seating space for a table and chairs. Parking is by means of a gated driveway space with path leading to the entrance door. Further parking is located on road to the front and side.





## Additional Information

TENURE: Freehold - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE: n/a

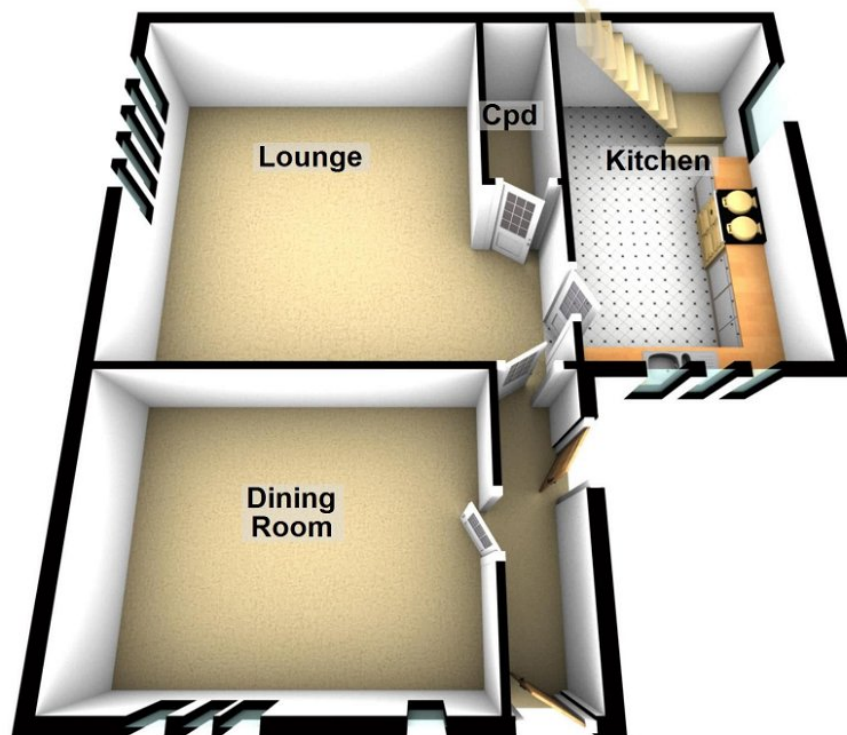
COUNCIL BAND: F (£3235.41 per annum.)

VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.



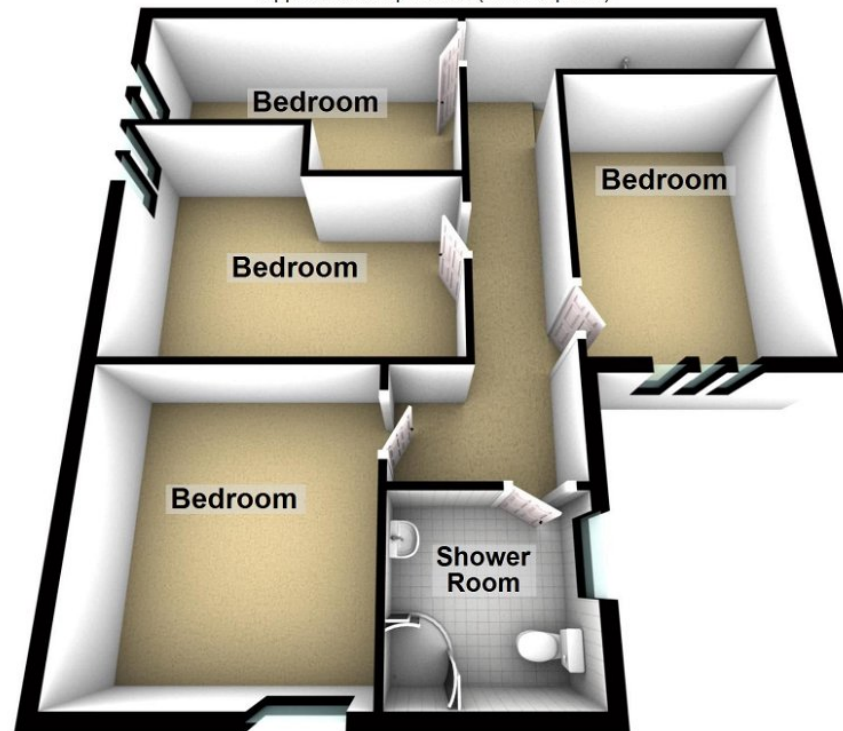
### Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



### First Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)

#### Uppermill Office

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