



Denshaw Road, Delph, Saddleworth

£895,000



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Dating back some 300 years to 1720 is Stubbing, an impressive, detached residence found within the historic Linfitts hamlet of Delph. A substantial dwelling offering over 3,000 Sq.ft of living accommodation over three impressive floors, with generously proportioned rooms found throughout the home boasting exquisite southerly and easterly facing views over the Tame valley.





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Internally comprising an imposing entrance hallway with mosaic tiled flooring, lounge, bedroom, utility room, shower room and storage room to the ground floor. A grand staircase rises to the bright first floor landing with doors leading to the dining room, kitchen, bedroom and bathroom. A further staircase leads you to a second floor landing with access to two further bedrooms, modern bathroom and impressive sized lounge.

Garden spaces are predominantly found to the rear and side, with excellent socialising spaces for family and friends. Attractive rockeries, lawns and paved terrace areas are meticulously upkept. Mature trees and drystone walling border the boundary.

Ample off street parking is to the side with a driveway and single detached garage.

The current occupiers of Stubbing have resided here for over three decades and have lovingly restored the property to its full historic beauty including retaining period features such as cornices, covings, marble fireplaces and original timber doors to the rear elevation.

The centre of Delph village is a few minutes with everyday amenities at hand. Conveniently located for commuting to nearby towns and cities with the M62 Motorway only a ten





Entrance Hallway

Greeted by a secure timber entrance door, you enter the striking entrance hallway, with high ceiling and period features including mosaic tiled flooring, cornices and grand staircase leading to the first floor. The hallway is heated by two radiators, doors lead to the sitting room, bedroom, shower room, utility room and storage room.

Sitting Room

5.25m x 4.45m (17'2" x 14'7")

Affectionately known as the 'red room', the original door features paintings believed to have been done by previous residents dating back nearly 150 years. The sitting room has a large double glazed window with unspoilt views of the Tame Valley, a central feature wood burning fire with marble surround and tiled hearth. Additional heating is provided by two radiators, period detailing is found to the ceiling coving.

Bedroom



Shower Room

3.8m x 1.3m (12'5" x 4'3")

Comprising of low level wc, hand wash basin with vanity under storage, steam shower cubicle, tiled flooring with underfloor heating, tiled walls, heated towel rail and extractor fan.

Utility Room

4.55m x 2.8m (14'11" x 9'2")

Fitted with base storage units and stainless steel sink with drainer unit, the utility room is plumbed for a washing machine and has space for a tumble dryer. A door leads to a cupboard housing the boiler and the utility room has a double glazed side window with timber door leading outside to the driveway.

Storage Room

4.45m x 2.95m (14'7" x 9'8")

Ample storage space with power, lighting and period stone flooring.



First Floor

Landing

Spanning the full depth of the home is the first floor landing. A large double glazed window offers a beautiful snapshot of semi-rural Saddleworth. A timber door with intricate detailing to the rear elevation provides an insight to the home's history. Stairs rise to the second floor.

Dining Room

4.55m x 4.55m (14'11" x 14'11")

Benefitting from a feature fireplace as a focal point to the dining room, a further large double glazed window looks out onto the quaint Delph landscape. The dining room is heated with two radiators and an archway provides open plan access to the kitchen.





Kitchen

4.55m x 3.7m (14'11" x 12'1")

With a country style fitted kitchen with wall and base units. A standout feature of the kitchen is the corner Range style cooker with gas hob and extractor fan. A central island unit provides extra cooking space with an under counter electric oven. A Belfast sink looks out to the rear garden via a double glazed window, a further double glazed window is found to the side with a south easterly facing outlook. The kitchen also benefits from an integrated Bosch dishwasher, space for an American style fridge/freezer and door leading to the side garden.

Bedroom

4.55m x 4.25m (14'11" x 13'11")

With fitted carpeting, two radiators, dual aspect double glazed windows with excellent outlook, fitted wardrobe and door to walk-in wardrobe.

Walk-In Wardrobe

4.55m x 1.4m (14'11" x 4'7")



Bathroom

4.55m x 2.3m (14'11" x 7'6")

Comprising a four piece bathroom suite of gravity fed wc, hand wash basin, large shower cubicle and freestanding bathtub. Heated by two ornate radiators and with dual aspect obscured double glazed windows, the bathroom features solid wood flooring throughout.

Second Floor

Landing

A bright space aided by a double glazed window, the second floor landing is carpeted with a radiator and doors lead to all rooms on the second floor.



Lounge

9.45m x 8.75m (31'0" x 28'8")

This former weaver's room retains signs of its former life, with triple aspect double glazed Mullion windows to the east, west and south elevations. An original timber door is found to the rear wall which would have originally been used to deliver materials for weaving and spinning. A generously sized room measuring 30ft by 28ft, feature exposed beams are on display. Heated by four radiators and access to the loft space via a hatch with retractable ladder.

Bedroom

3.98m x 3.35m (13'0" x 10'11")

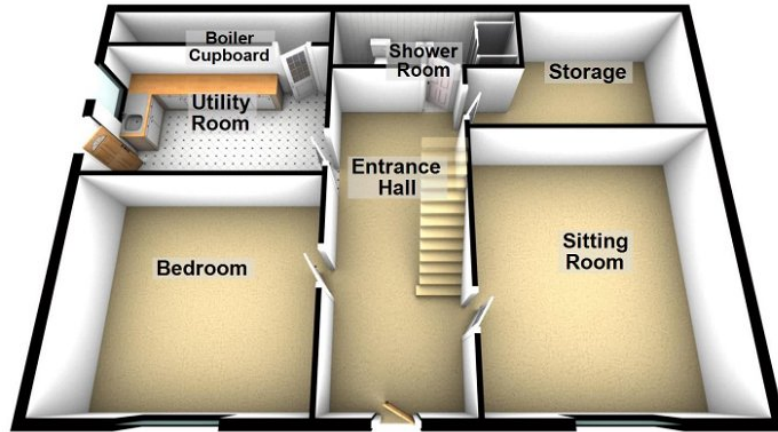
Offering a dual aspect outlook by means of double glazed Mullion windows. This bedroom is carpeted with single radiator.

Bedroom

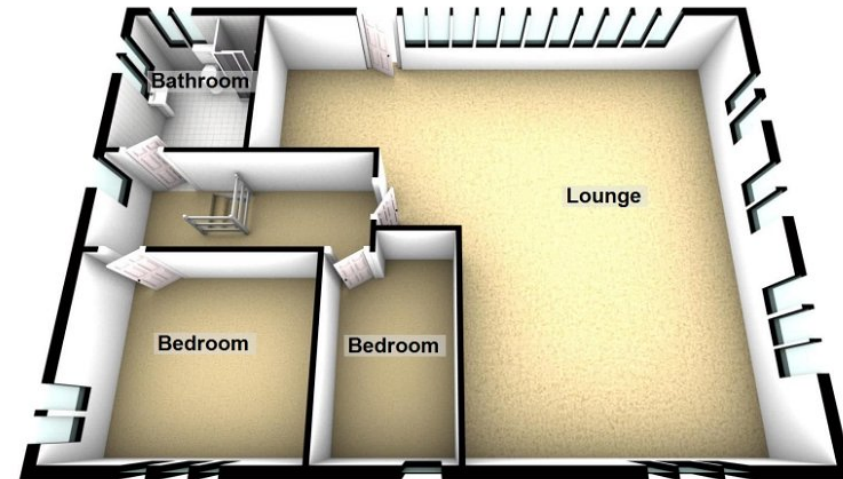
3.75m x 2.45m (12'3" x 8'0")

Despite being the smallest bedroom, this room

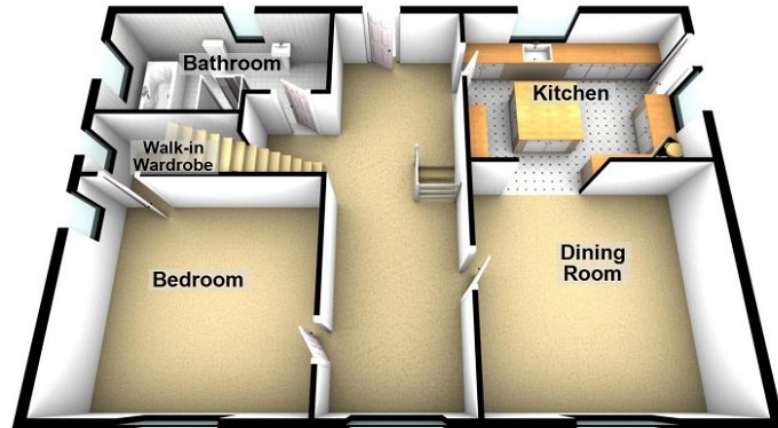
Ground Floor



Second Floor



First Floor



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