



Saddleworth Fold, Uppermill, Saddleworth

£750,000



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A unique proposition for the prospective purchaser, the property is also sold with a barn with the possibility to convert to a self contained one bedroom annex, short term rental opportunity or home office/man cave.

The house features living over two floors and in brief comprises of conservatory, kitchen/dining room, lounge, bedroom, En-suite and wc to the ground floor. The first floor landing has three double bedrooms along with shower room. The adjacent barn features a sitting/games room, shower room, bedroom/cinema room and mezzanine floor.

Large gardens are found on the plot along with ample gated parking. A good sized patio/hosting space on two tiered levels directly outside the house and a very large lawned garden with mature trees and shrubbery.

Saddleworth Fold oozes charm and character. Whilst only a ten minute walk to Uppermill's High Street, there is an idyllic and tranquil feeling upon driving down the gated driveway and exceptional scenery is found reaching surrounding valley landscape.

Contact Kirkham Property 7 days a week to enquire further.



Conservatory



Bedroom

6.24m x 3.11m (20'5" x 10'2")

Fitted with carpeting throughout and double glazed Mullion style windows, radiator, access to En-Suite & access to wardrobe/dressing area.

En-Suite

2.7m x 1.3m (8'10" x 4'3")

Comprising large walk-in shower with rainfall shower head, separate jacuzzi style bath, vanity hand wash basin, double glazed obscured window, heated towel rail, tiled walls and floor.

Wc

2.18m x 0.77m (7'1" x 2'6")

Comprising wc, hand wash basin.

Dressing Area

Fitted with integrated wardrobes, spot lighting, laminate flooring.

Lounge

5.23m x 4.75m (17'1" x 15'7")

Exposed beams and double glazed Mullion windows combined with modern furnishings provide the room with a contemporary yet period feel. There is a feature gas fire and surround, two radiators, solid wood flooring throughout, stairs lead to the first floor landing.

First Floor Landing

Carpeted throughout and with access to three bedrooms along with shower room.

Bedroom

4.76m x 3.22m (15'7" x 10'6")

With dual aspect double glazed Million style windows, excellent far reaching views over Uppermill and further beyond, carpeting, radiator.

Bedroom

4.76m x 2.65m (15'7" x 8'8")

A further double bedroom with carpeting, double glazed window and radiator.

Bedroom

3.98m x 3.93m (13'0" x 12'10")

Double glazed Mullion windows, exposed beams, carpeting, radiator.





Shower Room

1.96m x 1.87m (6'5" x 6'1")

Comprising hand wash basin, low level wc, shower cubicle, tiled walls and flooring, double glazed obscured Mullion style windows.

Barn

Sitting/Games Room

4.84m x 4.62m (15'10" x 15'1")



Shower Room

2.22m x 1.52m (7'3" x 4'11")

First Floor Bedroom

6.46m x 4.62m (21'2" x 15'1")

Mezzanine Level

4.62m x 2.91m (15'1" x 9'6")



Gardens

There are two predominant garden areas at the property. Directly outside of the conservatory is a good sized patio/hosting space on two tiered levels. Additionally, there is a large lawned garden which is approximately 0.4 acres and offers fantastic views towards all surrounding countryside. Located at the top of the garden is a summerhouse (11'10" x 10'2") which is perfect for spending the evenings in summer months. Mature trees offer privacy from the road, there is a children's treehouse and space for outdoors play equipment.

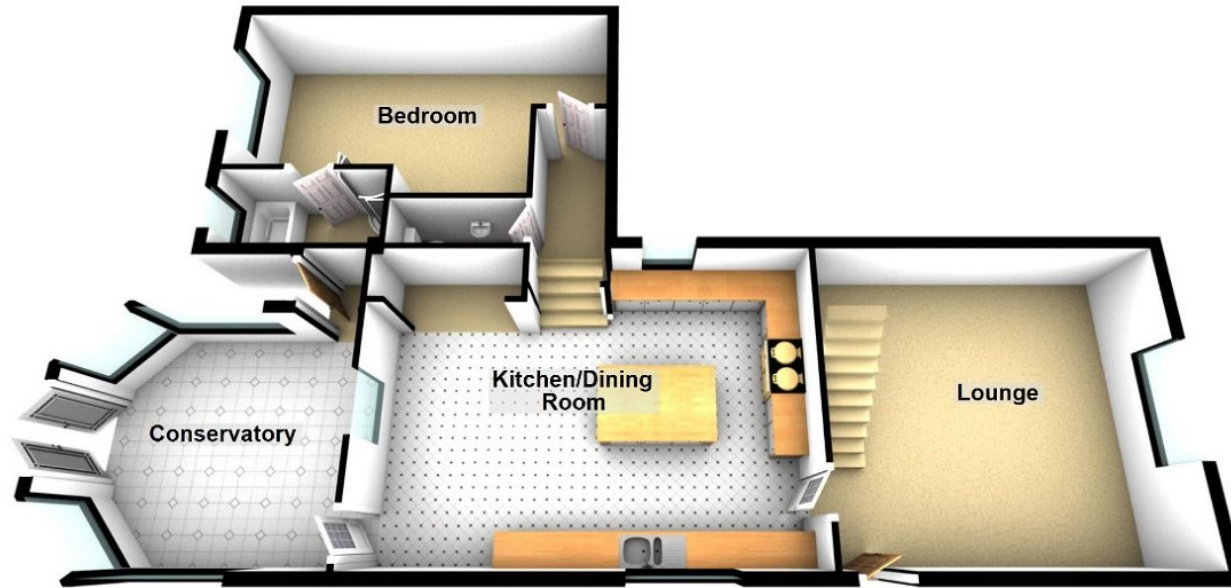
Parking

A private gated entrance from Church Road leads to plentiful parking options. A large driveway is found for numerous vehicles. Additionally, there is a carport for sheltered car parking for two vehicles.

Additional Information

TENURE

Ground Floor



First Floor



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