



Hollyville, Greenfield, Saddleworth

£440,000



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## Hollyville, Greenfield, Saddleworth

Dating back to circa 1820 is Hollyville, a Georgian Manor House which has been converted into 9 individually styled apartments. A simply superb development which offers an ultra high quality standard of living for its residents.





Dating back to circa 1820 is Hollyville, a Georgian Manor House which has been converted into 9 individually styled apartments and set within 25 acres of its own Saddleworth countryside. A simply superb development which offers an ultra high quality standard of living for its residents.

As you drive up the tree-lined sweeping driveway, a sense of exclusivity and grandeur becomes apparent. Arriving to the top of the driveway you are greeted to the imposing Georgian residence which has sympathetically been converted into 9 apartments. An abundance of garden areas encompass the Georgian home which was extended in the 1970's.

Apartment 4 is located overlooking the rear courtyard garden and in brief comprises lounge, hall, kitchen/breakfast room, sun room and two bedrooms (both En-Suite.)



A variety of outside spaces are nestled away within the grounds. You will find formal gardens, courtyard garden, ponds, tennis court and use of the golf course. Each apartment has access to its own large storage bay, located to the basement level.

The warm tones of the neutral décor are seen throughout the apartment, blended seamlessly with original features such as the Georgian style windows, high skirting boards



## Sun Room

3.75m x 2.75m (12'3" x 9'0")

Accessed from the kitchen via double doors into the sun room. With timber double glazed windows, tiled flooring and French doors lead out to the courtyard.

## Hallway

With oak flooring, storage cupboard and radiator.

## Bedroom

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

A great sized master suite which provides a scenic outlook towards the private grounds and further afield to Dovestones countryside, timber double glazed French doors offer direct access out to the courtyard. Oak flooring is throughout and the bedroom is fitted with wardrobes, bedside tables and drawers. Heated by two radiators and double doors lead to an En-Suite.



## En-Suite

2.55m x 1.6m (8'4" x 5'2")

Comprising low level wc, hand wash basin, bath with shower and screen. Fully tiled neutral walls and flooring are throughout.

## Bedroom

5.15m x 2.48m (16'10" x 8'1")

With fitted carpeting, fitted wardrobes, large timber double glazed window and radiator.

## En-Suite

2.35m x 1.1m (7'8" x 3'7")

Comprising a low level wc, hand wash basin, enclosed shower cubicle with electric shower, tiled walls and flooring, extractor fan.



## Additional Information

TENURE: Freehold - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE:

COUNCIL BAND: F (£3235.41 per annum.)

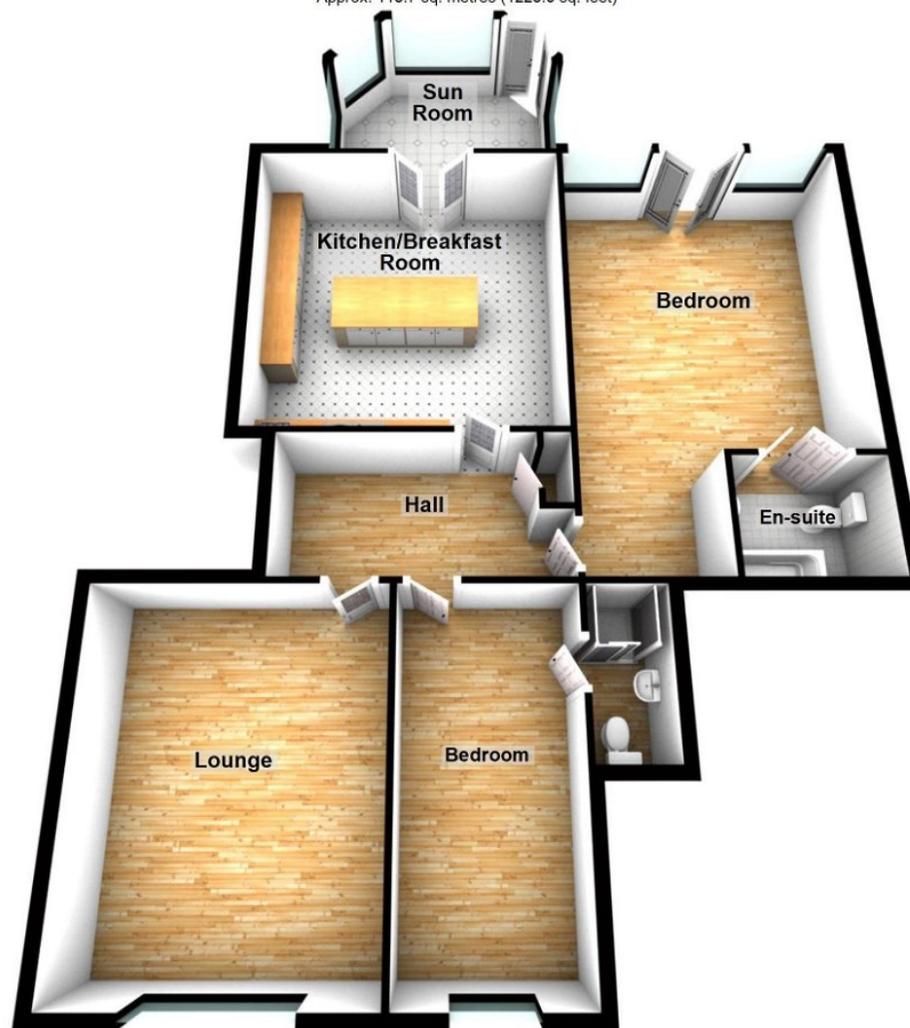
VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.





## Ground Floor

Approx. 113.7 sq. metres (1223.6 sq. feet)



Total area: approx. 113.7 sq. metres (1223.6 sq. feet)

### Uppermill Office

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