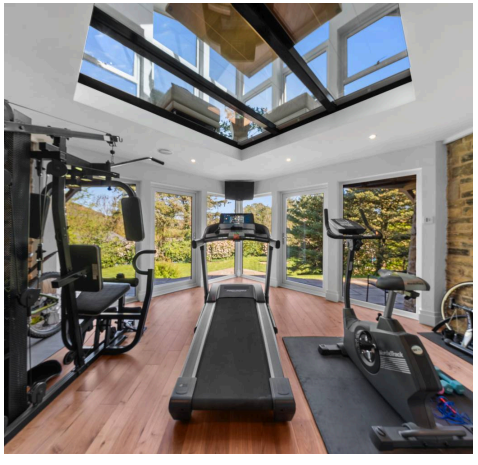


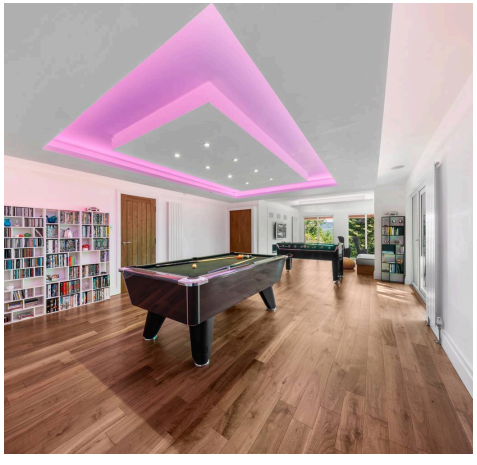
17 Beech Lane, Grasscroft

Offers in Region of **£1,750,000**

FINE & COUNTRY







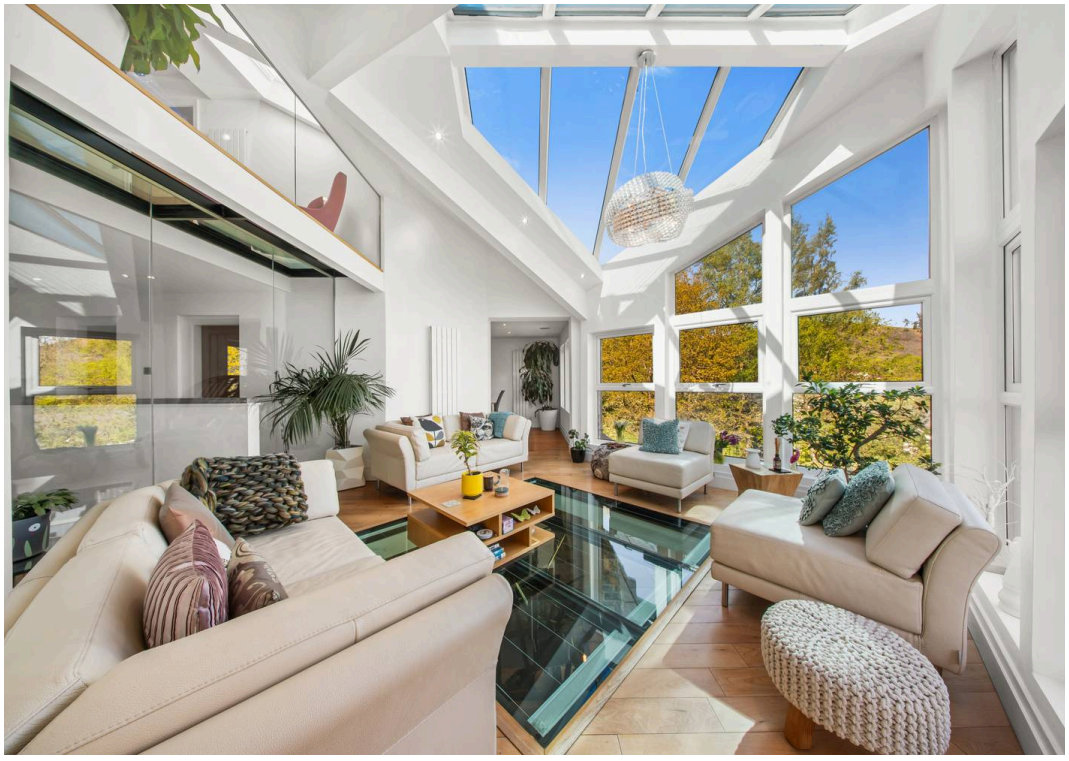


17 Beech Lane

Grasscroft, Oldham

Over 5,100 sq ft of contemporary luxury, set in 0.9 acres with breathtaking Pennine views, a spectacular three-storey glass atrium, wellness suite and private guest accommodation.

- Over 5,100 sq ft of contemporary living accommodation
- Approximately 0.9 acres of private landscaped grounds
- Spectacular three-storey glass atrium
- Breathtaking panoramic Pennine views
- Bespoke Bulthaup kitchen with premium Wolf appliances
- Dedicated wellness level with gym and yoga studio
- Cinema room and substantial entertainment room
- Luxurious principal bedroom suite with dressing area
- Private two-bedroom guest suite, ideal for multi-generational living
- Electric gated entrance with extensive driveway parking
- Woodland walk, wildlife ponds and Hartley Botanic greenhouse
- Prestigious Beech Lane location in Grasscroft
- Excellent connectivity to Uppermill and Manchester
- No onward chain

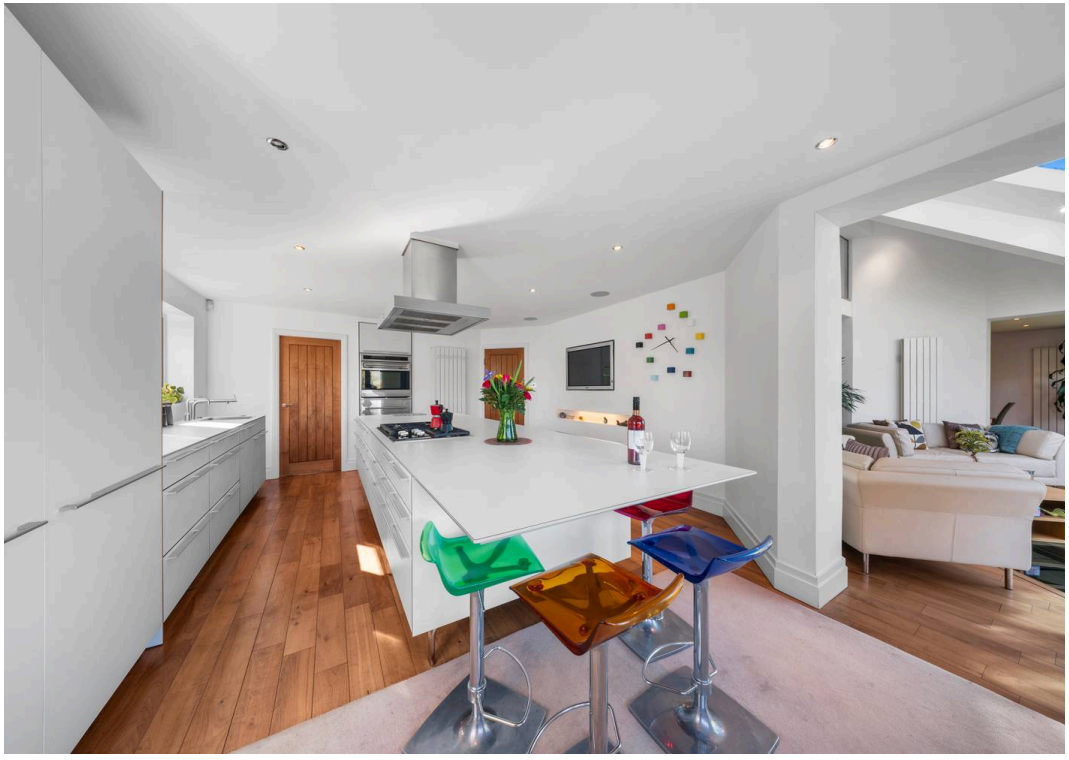












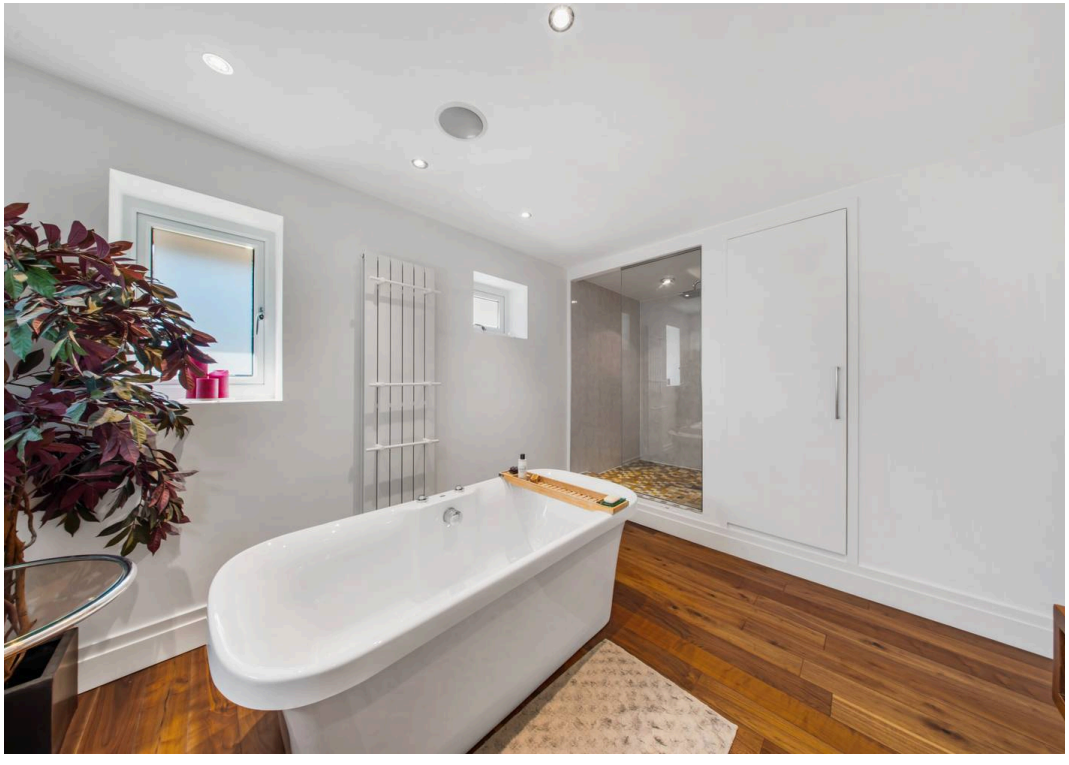






















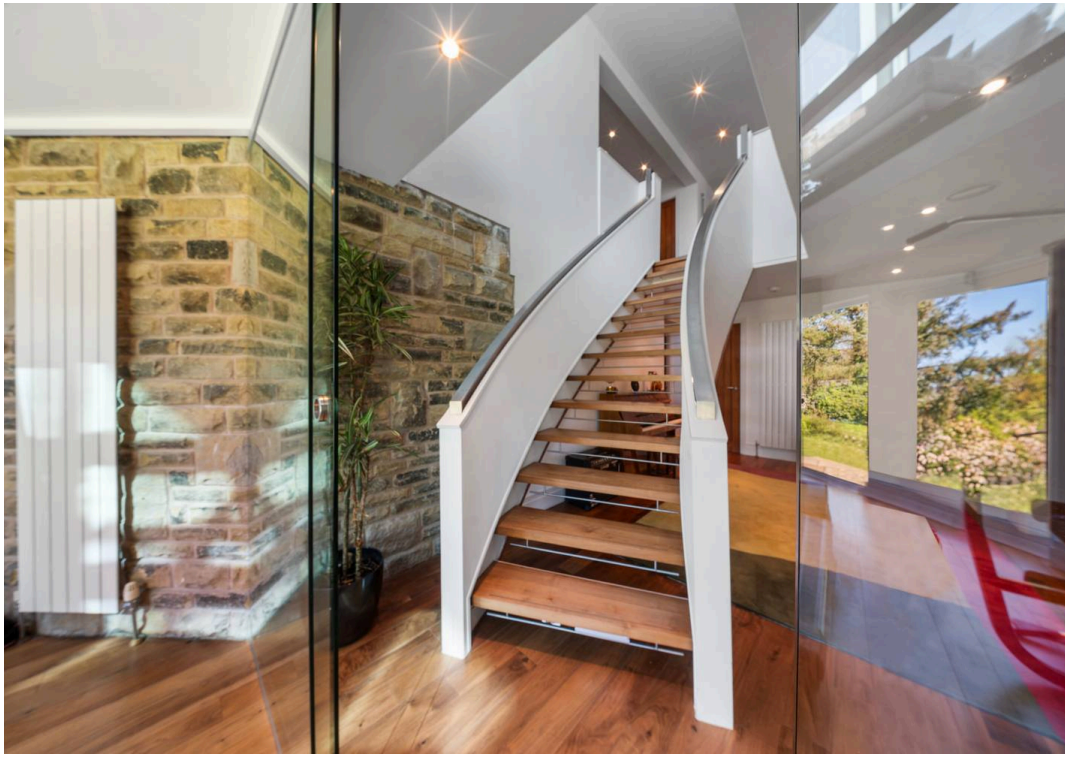




















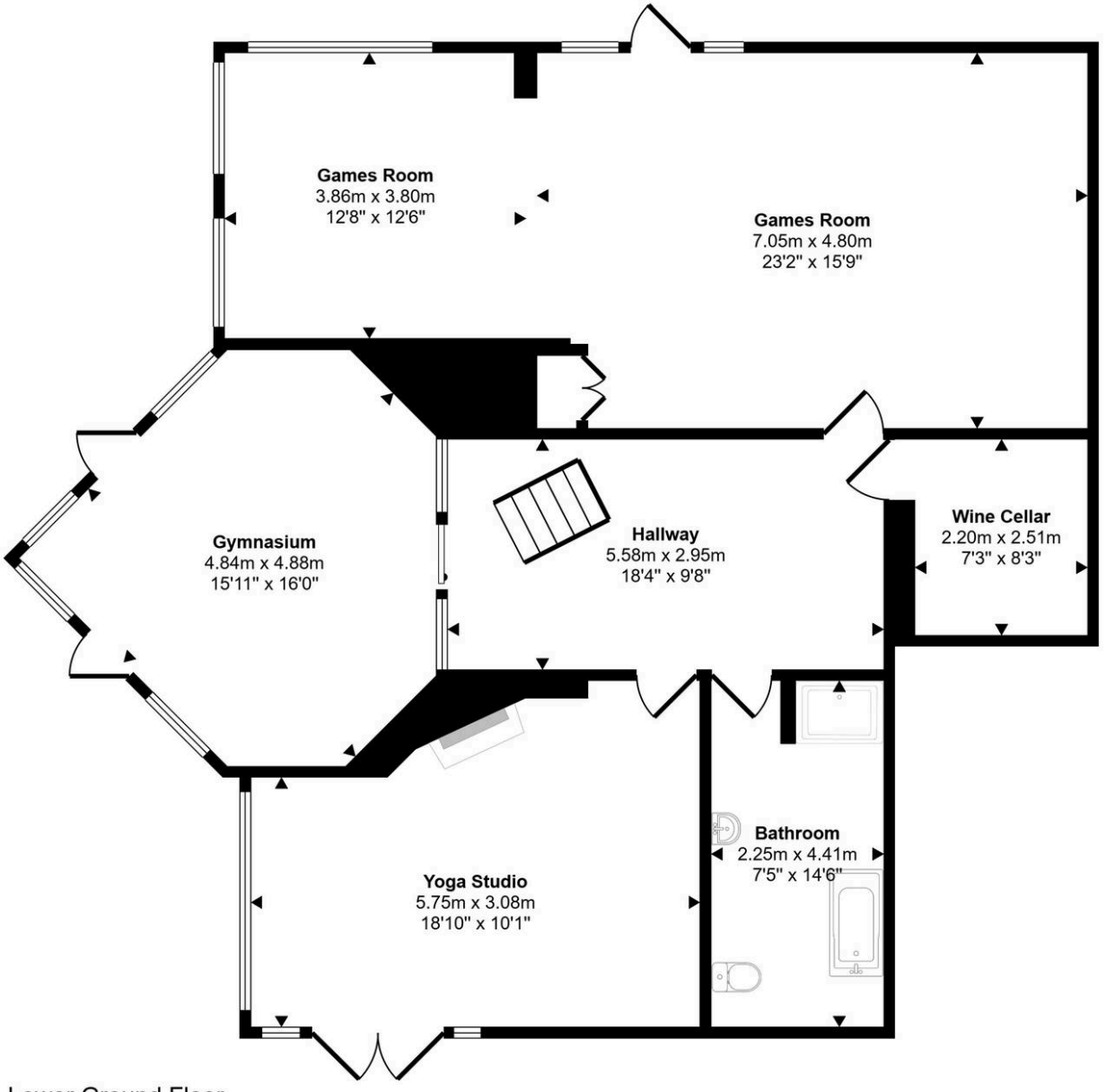












Lower Ground Floor

Approx 131 sq m / 1410 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

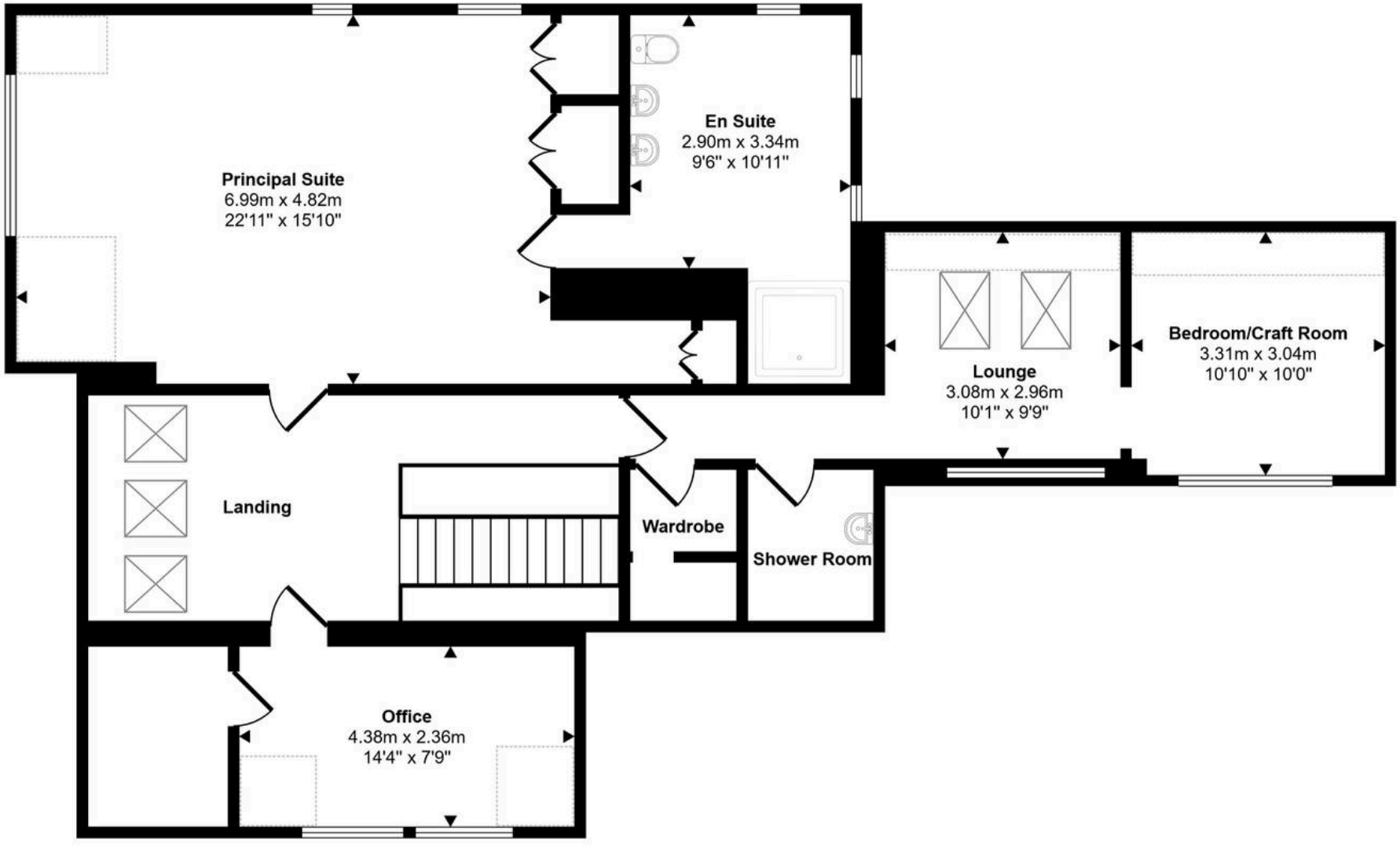


Ground Floor

Approx 231 sq m / 2487 sq ft

Denotes head height below 1.5m

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First Floor

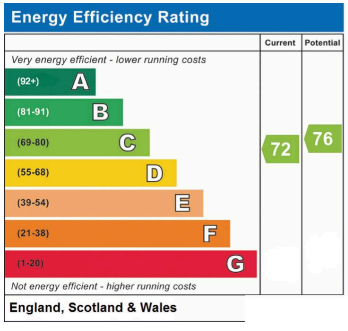
Approx 122 sq m / 1312 sq ft

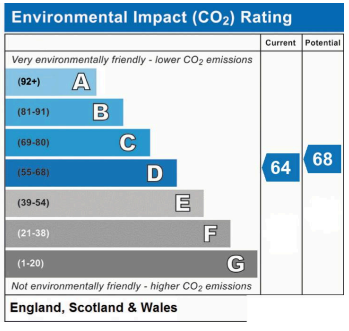
Denotes head height below 1.5m

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17 Beech Lane

Grasscroft, Oldham

Positioned on prestigious Beech Lane in Grasscroft, the property enjoys a peaceful, semi-rural setting surrounded by the beautiful Saddleworth landscape. Uppermill's independent shops, cafés, restaurants and amenities are within easy reach, while Greenfield railway station is approximately 1.4km away, providing convenient connections towards Manchester and Huddersfield. The area is also well served by local schools, countryside walks and nearby villages including Lydgate, Greenfield and Dobcross. Manchester city centre and Manchester Airport are readily accessible, making this an exceptional location for those seeking countryside living without sacrificing connectivity.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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