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Eafield Barn

Smithy Bridge, OL15 8HR

£425,000

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- UNIQUE END STONE BARN CONVERSION
- WALKING DISTANCE TO SMITHY BRIDGE TRAIN STATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- GARDEN WITH OFF-ROAD PARKING
- EPC RATING C
- FABULOUS COUNTRYSIDE VIEWS
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- STUNNING MASTER SUITE WITH EN-SUITE BATHROOM
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND D, FREEHOLD

Tel: 01706 390 500

Eafield Barn

Smithy Bridge, OL15 8HR

£425,000

A unique opportunity to purchase this spacious and beautifully presented end, stone barn conversion, occupying a picturesque semi-rural position with fabulous countryside views from every aspect, yet still within walking distance of Smithy Bridge mainline train station and the amenities of Smithy Bridge and Hollingworth Lake.

Deceptively spacious and arranged over three floors, this charming home offers versatile family accommodation full of character and charm throughout. The property comprises a welcoming lounge and a fabulous spacious dining kitchen ideal for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms alongside a family bathroom, whilst the stunning top floor is dedicated to a fabulous master suite featuring a generous bedroom and impressive en-suite bathroom and a walk in wardrobe, creating a perfect private retreat.

Externally, a gated entrance leads into the area for off-road parking and stunning open aspect views. A side gate leads to a rear garden with lawn and paved patio seating area, ideal for enjoying the surrounding countryside and farmland views.

This is a rare opportunity to acquire a beautifully presented home in an idyllic location offering the perfect balance of rural living and excellent commuter links.

SOLD WITH NO ONWARD CHAIN.

Tel: 01706 390 500

Kitchen & Dining Room

18'6" x 17'11" (5.64m x 5.46m)

A spacious and stylish open-plan kitchen and dining room featuring a centre island with seating, sleek cabinetry in muted tones, and contemporary lighting fixtures. The room benefits from natural light through windows and has a warm wooden floor that complements the exposed ceiling beam and brick accent wall, creating an inviting space for cooking and entertaining.

Lounge

A bright and comfortable lounge featuring soft neutral carpeting, and a neutral colour scheme with subtle decor. The room includes a feature chimney breast, offering a cosy and relaxing atmosphere. Double doors connect this room to the kitchen and dining area, enhancing the flow between living spaces.

Utility Room

6'5" x 5'5" (1.96m x 1.66m)

A practical utility room featuring wooden work surfaces and wall-mounted cupboards, with space for a washing machine and tumble dryer. A decorative brick-effect wall adds character, and the room is designed to keep laundry and household tasks out of the main living areas.

Landing 1

21'4" x 12'2" (6.50m x 3.70m)

A bright landing area on the first floor with neutral carpet, white walls, and a wooden doors leading to adjacent rooms. It provides access to the bedrooms and the bathroom, with a staircase leading to the second floor.

Bedroom 2

11'4" x 9'5" (3.47m x 2.87m)

A well-proportioned double bedroom, with a window with shutters allowing natural light in.

Bedroom 3

11'4" x 8'2" (3.47m x 2.48m)

A lovely bedroom, enhanced by a pastel pink panelled headboard wall feature. A window with a wooden sill and neutral décor, with a window to the side aspect.

Bedroom 4

7'9" x 11'1" (2.37m x 3.38m)

A bedroom that is ideal for a child's or teenager's room. It features a brick-effect wallpaper accent wall creating a bright and functional space.

Bathroom

5'11" x 11'1" (1.81m x 3.38m)

A modern bathroom with clean lines featuring a white suite including a bathtub with shower screen, pedestal basin, and toilet. Neutral tiling on the floor and walls complements the simple and fresh design, creating a light and airy space for daily use.

Master, En-Suite Bathroom, Walk In Wardrobe

20'6" x 17'11" (6.26m x 5.46m)

Impressive and spacious second-floor bedroom with wooden flooring and angled ceilings that add character. The room incorporates a luxurious en-suite bathroom with a freestanding bathtub, shower enclosure, and striking blue accent wall. Glass block partitions separate the sleeping area from the bathroom, and a walk-in wardrobe provides ample storage, making this a tranquil and well-equipped master suite.

Exterior

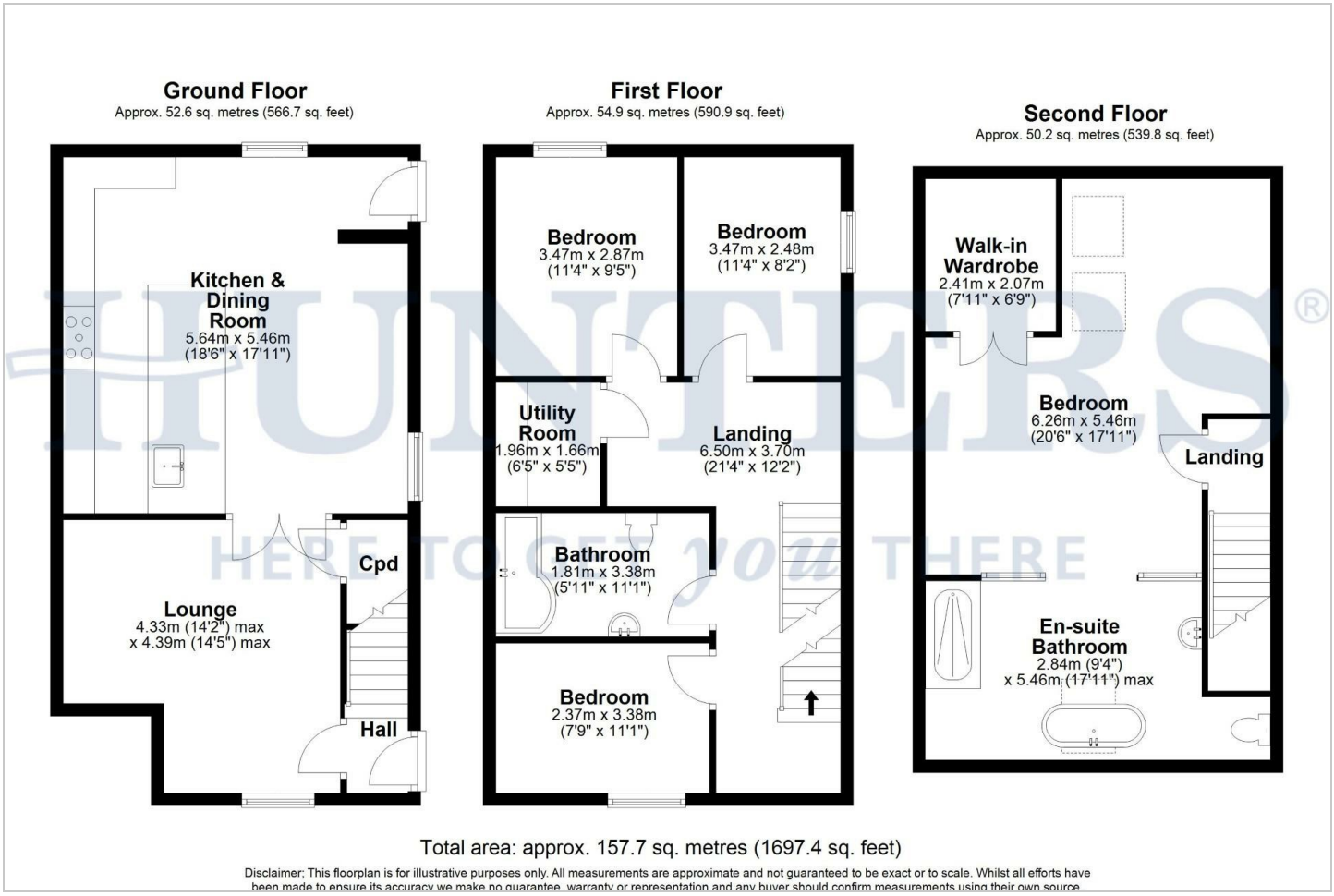
A well-maintained front exterior with a traditional stone-built façade. The gravel driveway provides parking space and is bordered by low stone walls and a cattle grid entrance, with scenic rural views beyond, creating a welcoming and peaceful approach to the property. A private rear garden featuring a lawn area edged with mature shrubs and trees, alongside a stone paved patio ideal for outdoor seating. The garden offers a tranquil outdoor space with garden sheds and secure boundaries, perfect for relaxing or enjoying the countryside views.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan


Ground Floor
Approx. 52.6 sq. metres (566.7 sq. feet)
Kitchen & Dining Room
5.64m x 5.46m
(18'6" x 17'11")
Cpd
Lounge
4.33m (14'2") max
x 4.39m (14'5") max
Hall
First Floor
Approx. 54.9 sq. metres (590.9 sq. feet)
Bedroom
3.47m x 2.87m
(11'4" x 9'5")
Bedroom
3.47m x 2.48m
(11'4" x 8'2")
Utility Room
1.96m x 1.66m
(6'5" x 5'5")
Landing
6.50m x 3.70m
(21'4" x 12'2")
Bathroom
1.81m x 3.38m
(5'11" x 11'1")
Bedroom
2.37m x 3.38m
(7'9" x 11'1")
Second Floor
Approx. 50.2 sq. metres (539.8 sq. feet)
Walk-in Wardrobe
2.41m x 2.07m
(7'11" x 6'9")
Bedroom
6.26m x 5.46m
(20'6" x 17'11")
Landing
En-suite Bathroom
2.84m (9'4")
x 5.46m (17'11") max
Total area: approx. 157.7 sq. metres (1697.4 sq. feet)
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

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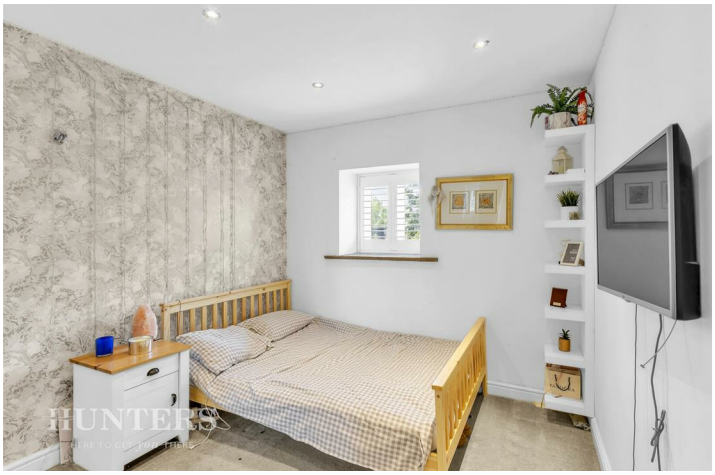
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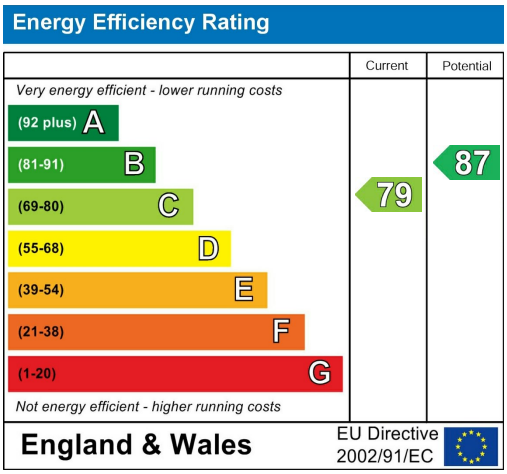
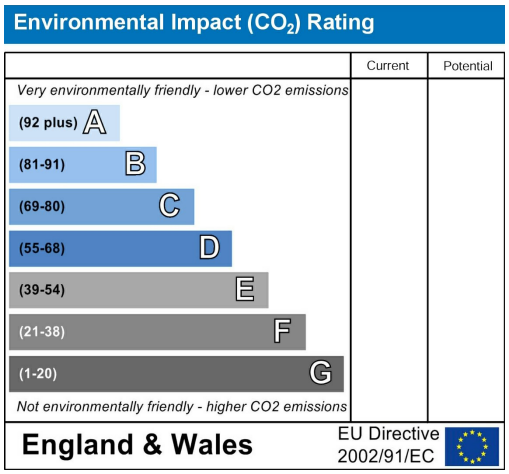
Energy Efficiency Graph





Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman