

# HUNTERS®

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## Rock Nook

Littleborough, OL15 9QJ

Offers In Excess Of £425,000



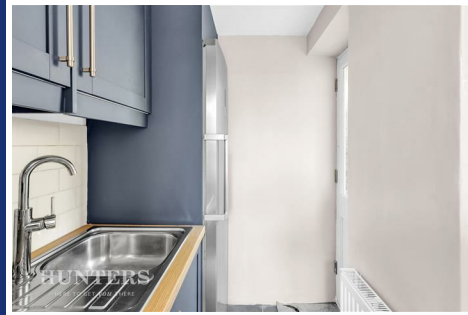
- UNIQUE DETACHED CHARACTER PROPERTY
- FULLY RENOVATED OVER THE LAST 10 YEARS
- STUNNING GARDENS WITH NATURAL ROCK BACKDROP & SPRING WELL
- COUNCIL TAX BAND C
- LEASEHOLD
- OVER 200 YEARS OLD & EXTENDED IN 1860
- THREE SPACIOUS DOUBLE BEDROOMS & HOME OFFICE
- DRIVE-IN & DRIVE-OUT DRIVEWAY WITH CAR PORT
- EPC D

Tel: 01706 390 500

# Rock Nook

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Dating back over 200 years and originally formed from two separate cottages before being thoughtfully extended in 1860, this truly unique detached residence seamlessly blends character and history with modern family living. Fully renovated to an exceptional standard over the last 10 years, the property offers spacious and versatile accommodation throughout, whilst retaining its charm and individuality.

Internally, the beautifully presented accommodation briefly comprises a stunning open-plan kitchen diner, ideal for modern family life and entertaining, a spacious lounge, and a separate reception room currently utilised as a gym, offering flexible living options. There are three generous double bedrooms, a dedicated home office, utility room, downstairs WC, and a contemporary family bathroom.

Externally, the property enjoys truly outstanding surroundings with a stunning natural rock backdrop incorporating a natural spring well, creating a rare and tranquil setting. The mature gardens are beautifully established with an array of plants and trees, complemented by two side garden areas, a convenient in-and-out driveway, and a car port providing ample off-road parking.

Ideally positioned within a short distance of Littleborough village centre, the property is conveniently located for the main line train station, well-regarded local schools, and an abundance of beautiful canal-side and countryside walks.

Viewing is highly recommended to fully appreciate the character, setting, and uniqueness of this exceptional home.

### Kitchen/Dining Room

14'10" x 15' (4.53m x 4.57m)

This charming kitchen/dining room is a bright and welcoming space featuring modern grey cabinetry with wood-effect worktops and a range cooker. It includes a central wooden dining table with seating for four under contemporary pendant lighting. The room benefits from a window overlooking the front and a staircase leading to the first floor, creating a practical and sociable room for family life.

### Utility Room

6'9" x 4'6" (2.05m x 1.38m)

The adjoining utility room is compact and efficiently designed with blue cabinetry, a sink, and space for appliances, including a tall fridge/freezer. It provides direct access to the rear access and a further internal door to the WC.

### Downstairs WC

Convenient WC with a contemporary white suite and a frosted window for privacy.

### Lounge

14'10" x 14'8" (4.53m x 4.47m)

The lounge is a comfortable and inviting room with natural light filtering through its front-facing window. It features a focal wood-burning stove set within a recess, flanked by fitted shelves and cupboards, and warm wood flooring adding to the homely atmosphere. The space is ideal for relaxing and entertaining.

### Gym/Games Room

14'10" x 14'8" (4.53m x 4.47m)

This bright and spacious gym/games room offers a versatile living area featuring dual windows that fill the room with natural light. Exposed timber beams that add character and an inviting ambiance for fitness or leisure activities, with a side access external door.

### Landing

5'4" x 30' (1.62m x 9.14m)

The neatly presented landing on the first floor is bright and airy, featuring panelling on the walls and recessed spotlights overhead. It provides access to all the bedrooms and the shower room, with a layout that maximises space and light throughout this level.

### Bedroom 1

14'10" x 14'8" (4.53m x 4.47m)

The principal bedroom is a tranquil retreat decorated in soft neutral tones. An open wardrobe space with integrated shelving provides practical storage, while a classic fireplace adds a hint of character and warmth. Plenty of natural light from the front facing window.

### Office

4'11" x 7'9" (1.49m x 2.36m)

A useful office space is tucked away off the master bedroom, ideal for working from home. It is a compact room with space for a desk and seating, illuminated by a window that brings in natural light.

### Bedroom 2

11'2" x 14'7" (3.40m x 4.45m)

This well-proportioned bedroom is decorated in muted green. Soft carpeting and dual windows with blinds and curtains create a light and restful atmosphere. A fireplace adds character and charm, making it a cosy sleeping space.

### Bedroom 3

9'3" x 15'1" (2.81m x 4.59m)

This bedroom is another spacious double that is peaceful and bright and beautifully decorated.

### Shower Room

9'9" x 4'6" (2.97m x 1.38m)

The shower room is a modern, bright space with large neutral tiles and a walk-in shower. It includes a contemporary sink with a large mirror above and a frosted window providing natural light and privacy, creating a clean and fresh finish.

### External

The garden features a lovely paved patio area ideal for outdoor seating and entertaining. Stone steps lead up to a charming terraced garden with mature plants and shrubs, creating a peaceful and private outdoor space. There is also a seating nook nestled into the stonework, perfect for enjoying a quiet moment surrounded by nature. The gated driveway provides ample parking and leads to a carport. The garden is bordered by mature trees and shrubs, offering privacy and a welcoming entrance to the home set against a backdrop of natural greenery.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 824

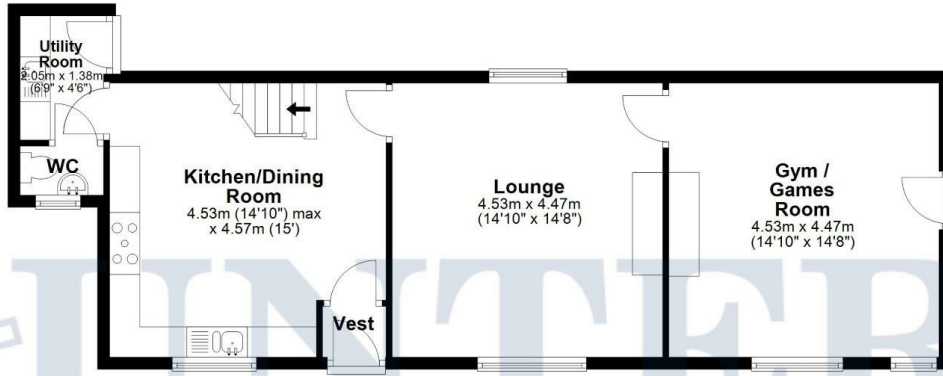
Leasehold Ground Rent Amount: £1.4s.0d

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

## Ground Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



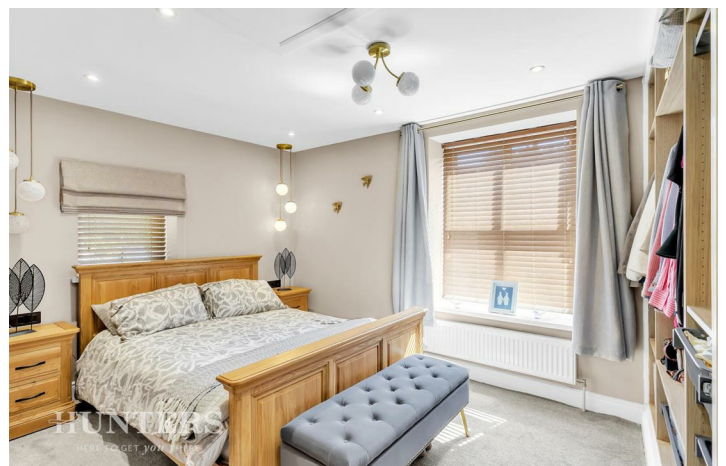
## First Floor

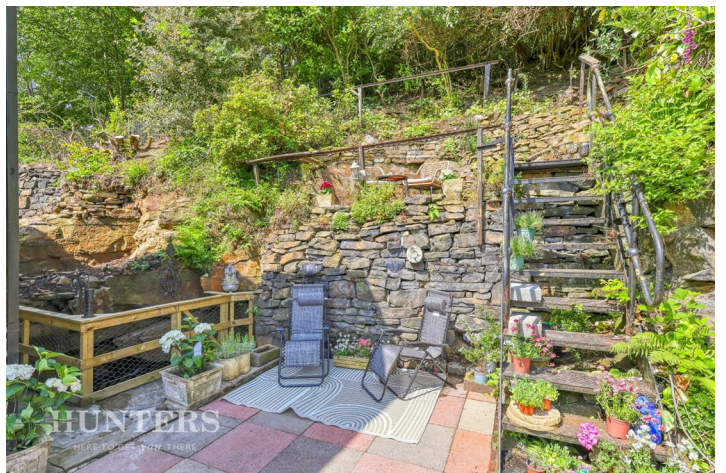
Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 132.8 sq. metres (1429.4 sq. feet)

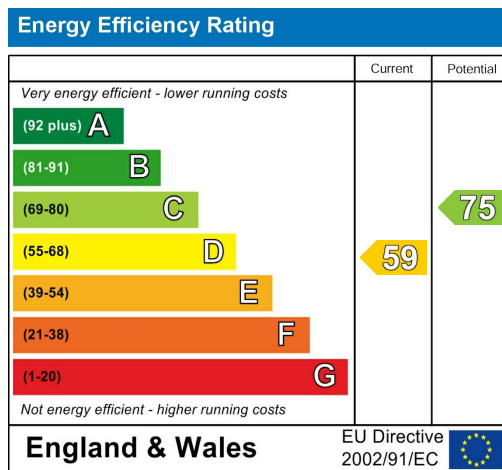
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
 Created by EveryCloud Photography on behalf of Hunters Littleborough  
 Plan produced using PlanIt







## 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





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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