

# HUNTERS®

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## Lightowlers Lane

Littleborough, OL15 0LP

£675,000



- FOUR BEDROOM DETACHED FARMHOUSE
- HIGHLY SOUGHT-AFTER SEMI-RURAL LOCATION
- REQUIRING MODERNISATION THROUGHOUT
- CLOSE TO LITTLEBOROUGH VILLAGE CENTRE AND TRAIN STATION
- COUNCIL TAX BAND F
- ADJOINING FIELD INCLUDED
- THREE RECEPTION ROOMS
- BURSTING WITH CHARACTER AND POTENTIAL
- FREEHOLD
- EPC RATING TBC

Tel: 01706 390 500

# Lightowlers Lane

Littleborough, OL15 0LP

£675,000



A rare opportunity to acquire this charming four-bedroom detached farmhouse, occupying a highly sought-after semi-rural position within Littleborough, with the added benefit of an adjoining field.

Offered for sale with no onward chain, this characterful home is brimming with charm and original appeal, whilst requiring modernisation throughout, making it an exciting prospect for buyers seeking to create a truly exceptional family residence.

This substantial period farmhouse offers fantastic potential to restore, reconfigure and enhance, allowing the next owner to put their own stamp on a unique and rarely available home. With generous accommodation and a wealth of character features, the property presents a wonderful balance of countryside living and everyday convenience.

Ideally positioned close to Littleborough village centre, the property enjoys easy access to an excellent range of local shops, schools, cafes and amenities, as well as Littleborough main line train station, providing convenient commuter links to Manchester, Leeds and beyond. The surrounding area also offers beautiful open countryside, scenic walking routes and a strong sense of community, further adding to the appeal of this special home.

Altogether, this is a rare and exciting opportunity to acquire a distinctive detached farmhouse with land, in one of Littleborough's most desirable locations.

### Kitchen/Breakfast Room

14'2" x 18'4" (4.31m x 5.59m)

This kitchen/breakfast room is spacious and bright, featuring exposed wooden ceiling beams and a large window that allows plenty of natural light to fill the space. The room also has a practical layout with doors leading to other parts of the home and an external porch for added convenience.

### Lounge

17'1" x 18'4" max (5.21m x 5.59m max)

The lounge offers a charming living space with exposed wooden beams overhead and leaded windows that add character and allow natural light to brighten the room. The area is sizeable and includes a stone fireplace.

### Dining Room

14'2" x 15'5" (4.31m x 4.71m)

This dining room is a generous space with large leaded windows that bring in ample natural light. Traditional ceiling beams and wooden flooring contribute to the room's solid character. It connects directly to both the kitchen/breakfast room and rear porch, creating a versatile and sociable layout for family dining and entertaining.

### Second Reception Room

17'1" x 15'5" (5.21m x 4.71m)

Another generous reception room, ideal space within a family home, with plenty of natural light and original features.

### Cellar

The basement cellar is accessed via the kitchen, providing useful additional storage space beneath the stairs, ideal for keeping household essentials or supplies out of the way.

### Rear Porch

11'3" x 6'11" (3.42m x 2.10m)

The rear porch is a practical space with stained glass arched windows that add a lovely decorative touch. It features a door leading out to the courtyard area, making it a convenient entry point into the home while offering storage potential for outdoor wear and equipment.

### Landing

11'1" x 9'2" (3.38m x 2.80m)

This first-floor landing provides access to the

bedrooms and bathroom, featuring neutral walls and carpeting underfoot. It has a practical and straightforward layout, serving as a connecting space between the rooms above.

### Bedroom 1

14'2" x 18'4" (4.31m x 5.59m)

Bedroom 1 is a spacious double. It benefits from leaded windows that flood the room with natural light and fitted wardrobes offering good storage. The room's size and traditional features offer a fantastic potential to create a comfortable and inviting sleeping area.

### Bedroom 2

14'2" x 15'5" (4.31m x 4.71m)

Bedroom 2 is another generous double room, that is light and airy.

### Bedroom 3

9'7" x 18'4" max (2.93m x 5.59m max)

Bedroom 3 offers great potential to crest a lovely bedroom. Or would make a lovely home office.

### Bedroom 4

17'1" x 15'5" (5.21m x 4.71m)

Bedroom 4 is a large double bedroom with leaded windows on two sides, filling the room with natural light. The space is well-suited to a variety of furniture arrangements and benefits from a bright and welcoming atmosphere.

### Bathroom

7'2" x 8'10" (2.18m x 2.68m)

The bathroom is fitted with a traditional suite including a bath, separate shower cubicle, wash basin, and toilet. A leaded window provides natural light and ventilation.

### Land

Adjoining field will be included within the sale.

### Material Information - Littleborough

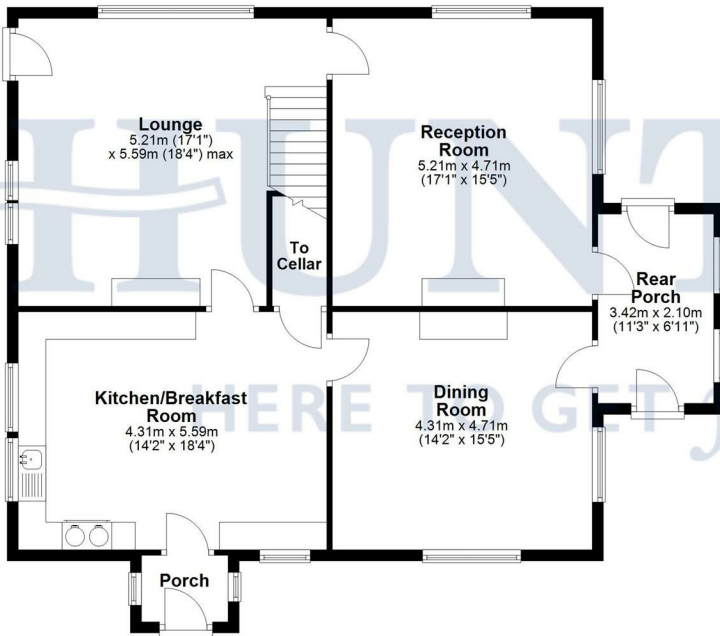
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND F

# Floorplan

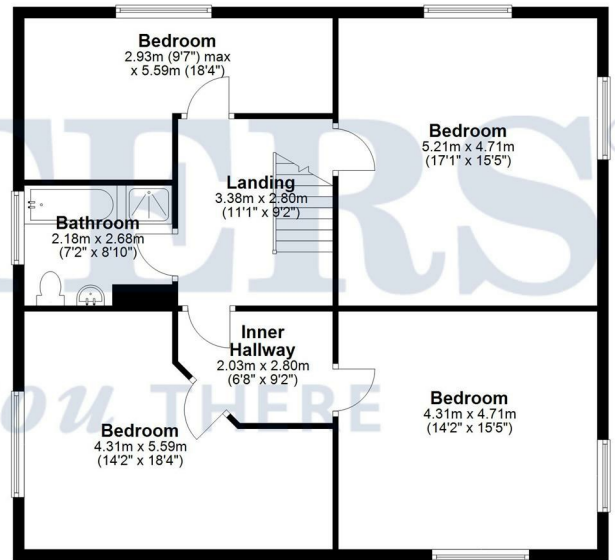
## Ground Floor

Approx. 109.5 sq. metres (1178.4 sq. feet)



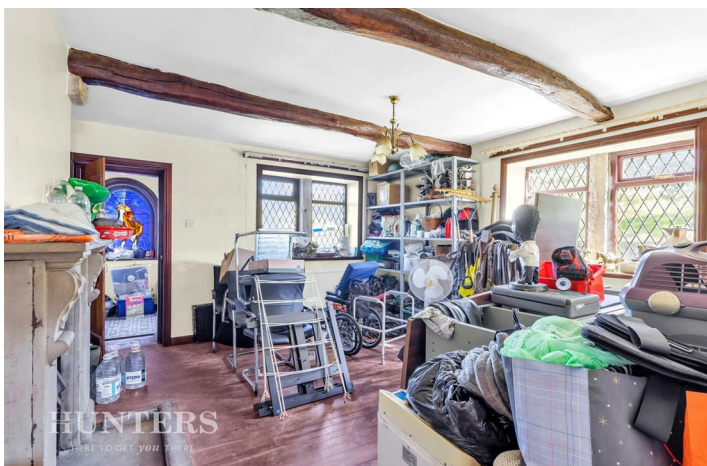
## First Floor

Approx. 99.9 sq. metres (1075.4 sq. feet)



Total area: approx. 209.4 sq. metres (2253.9 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 PlanUp.







## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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