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THE PROPERTY AGENTS







£875,000 Offers Over

Ivy Bank House, Clough Bottom, Uppermill, Saddleworth, OL3 6LP

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McDermott & Co are proud to present this substantial detached family residence, occupying a superb plot of approximately 0.69 acres within the highly sought-after Clough Bottom area of Uppermill. Offered chain free, this is a rare opportunity to acquire a truly unique home in one of Saddleworth's most desirable locations.

Accessed via electric gates and a long private driveway, the property enjoys a wonderful sense of privacy, surrounded by mature woodland, extensive gardens, and open countryside. A charming stream running through the grounds, generous parking for multiple vehicles, a detached double garage, and a detached brick outbuilding further enhance this exceptional home.

Internally, the property offers spacious accommodation over three floors, comprising two reception rooms, a stunning open-plan kitchen/dining room, utility room, WC, four bedrooms, two en suites, and a family bathroom.

Hallway
6'7 x 12'10 (2.01m x 3.91m)
Welcoming entrance hallway with attractive wooden flooring, decorative ceiling cornicing and a feature ceiling rose with pendant light fitting. The spacious hallway provides access to the principal ground floor accommodation and benefits from a glazed door opening to the garden, allowing plenty of natural light throughout.

Lounge
16'2 x 14'11 (4.93m x 4.55m)
Generous and well-presented lounge featuring a striking fireplace with inset gas stove, creating an attractive focal point. Large windows and a glazed door provide excellent natural light and pleasant views of the surrounding garden. The room is further enhanced by wooden flooring, decorative ceiling cornicing, a radiator, and ample space for a range of living room furniture.

Sitting Room
11'11 x 12'5 (3.63m x 3.78m)
Bright and comfortable sitting room enjoying a large picture window overlooking the garden. The room offers ample space for seating, with neutral décor, fitted carpet, decorative ceiling cornicing and ceiling rose. A radiator provides heating, making this an ideal additional reception room, family room or home office.

Open Plan Kitchen Dining
17'11 x 13'7 (5.46m x 4.14m)
A superb open-plan kitchen and dining room forming the heart of the home, offering an excellent blend of practicality and family living. The kitchen is fitted with an attractive range of solid oak-style wall and base units complemented by contrasting black work surfaces and incorporating a double Belfast sink positioned beneath a window overlooking the grounds. A range-style cooker with extractor hood provides a striking focal point, while ample storage and preparation space make the room ideal for everyday use and entertaining alike.
The generous dining area comfortably accommodates a family-sized table and benefits from an abundance of natural light courtesy of large windows and 2 sets of glazed French doors. These doors open directly onto the garden and patio, creating a seamless connection between indoor and outdoor living. Finished with contemporary tiled flooring and recessed ceiling spotlights throughout, this impressive room provides a bright, welcoming and versatile space perfectly suited to modern family life.

Utility
4'0 x 5'6 (1.22m x 1.68m)
A practical utility room, providing space and plumbing for a washing machine beneath a useful work surface.
The room benefits from a window allowing natural light, ceiling lighting, and direct access to the ground floor WC.

WC
3'2 x 5'7 (0.97m x 1.70m)
Ground floor WC comprising a low-level WC and wash hand basin. A useful addition for family living and visiting guests.

Stairs & Landing
8'1 x 15'0 (2.46m x 4.57m)
Staircase rising to the first floor landing with fitted carpet and painted balustrade. The spacious landing provides access to the bedroom accommodation and bathroom and benefits from decorative ceiling cornicing, built-in shelving, and a window allowing plenty of natural light. A further staircase leads to the second floor, while the generous landing space offers an ideal reading area or study nook.

Bedroom One
13'0 x 12'9 (3.96m x 3.89m)
Spacious principal bedroom featuring attractive wooden flooring, decorative ceiling cornicing and ample space for freestanding furniture. The room benefits from dual aspect windows overlooking the gardens, a radiator, and a useful open-plan en-suite area fitted with a shower, wash hand basin and WC.

En-Suite
5'9 x 6'8 (1.75m x 2.03m)
Open-plan en suite comprising a shower enclosure, wash hand basin and WC. Positioned off the principal bedroom, the en suite provides convenient facilities and benefits from a bright, neutral finish.

Bedroom Two
10'10 x 13'11 (3.30m x 4.24m)
Generous double bedroom featuring a large window overlooking the gardens, allowing plenty of natural light. The room benefits from fitted carpet, decorative ceiling cornicing, a radiator, built-in wardrobes and shelving, and ample space for additional bedroom furniture. Finished in neutral tones, creating a bright and welcoming space.

Bedroom Three
7'6 x 8'10 (2.29m x 2.69m)
Well-proportioned bedroom enjoying pleasant views over the property's entrance drive and mature surrounding gardens through a large picture window and additional side window, allowing for an abundance of natural light. The room benefits from fitted carpet, a radiator and ample space for bedroom furniture, making it ideal as a guest bedroom, children's room or home office.

Bedroom Four
11'4 x 12'8 (3.45m x 3.86m)
Situated on the second floor, this bright and characterful bedroom features sloping ceilings and a rear-facing rooflight window allowing for plenty of natural light. The room benefits from fitted carpet, useful eaves storage and ample space for bedroom furniture, making it ideal as a guest bedroom, children's room or hobby room.

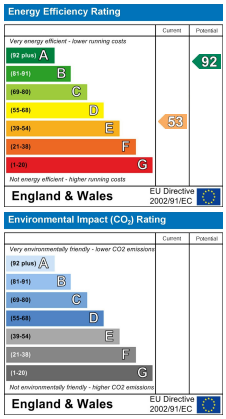
En-Suite
6'7 x 5'2 (2.01m x 1.57m)
Second-floor en suite comprising, wash hand basin and WC. The room benefits from a fitted roofline design, creating a practical and private addition to the bedroom.

Bathroom
7'7 x 19'2 (2.31m x 5.84m)
Impressive and generously sized family bathroom featuring a freestanding claw-foot bath, separate shower enclosure, pedestal wash hand basin, bidet and WC. The room benefits from two windows overlooking the gardens, allowing for plenty of natural light, while attractive wooden flooring and painted panelling add character and charm. A well-appointed bathroom offering both practicality and a touch of luxury.

Cellar
Useful cellar space providing excellent storage for household items, outdoor equipment and seasonal belongings. Accessed from within the property, the cellar offers practical additional storage and houses utility services.

External
Occupying a superb plot of approximately 0.69 acres, Ivy Bank House enjoys a truly idyllic setting surrounded by mature woodland, established gardens, and open countryside, offering an exceptional degree of privacy and seclusion.
Accessed via a long private driveway with electric gates, the property enjoys ample parking for six or more vehicles and benefits from a detached double garage. The approach immediately impresses,

Directions



93 Chew Valley Road, Greenfield, Saddleworth, OL3 7JJ
Tel: 01457 359847 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk