

Runge Farm Buckstones Road, Shaw

Offers in Region of **£1,250,000**

FINE & COUNTRY









Runge Farm Buckstones Road

Shaw, Oldham

An impressive 18th-century gated country home offering 4,200 sq ft, set in 1.5 acres with panoramic views, luxury swim spa, all-season entertaining gazebo and beautiful gardens.

- Private gated 18th-century country residence
- Approximately 4,200 sq ft of character-filled accommodation
- Around 1.5 acres of beautifully landscaped grounds
- All-season heated gazebo and luxury swim spa
- Magnificent koi pond with dedicated filtration plant room
- Bespoke children’s adventure playground
- Panoramic views towards Saddleworth & surrounding countryside














LAUNDRY











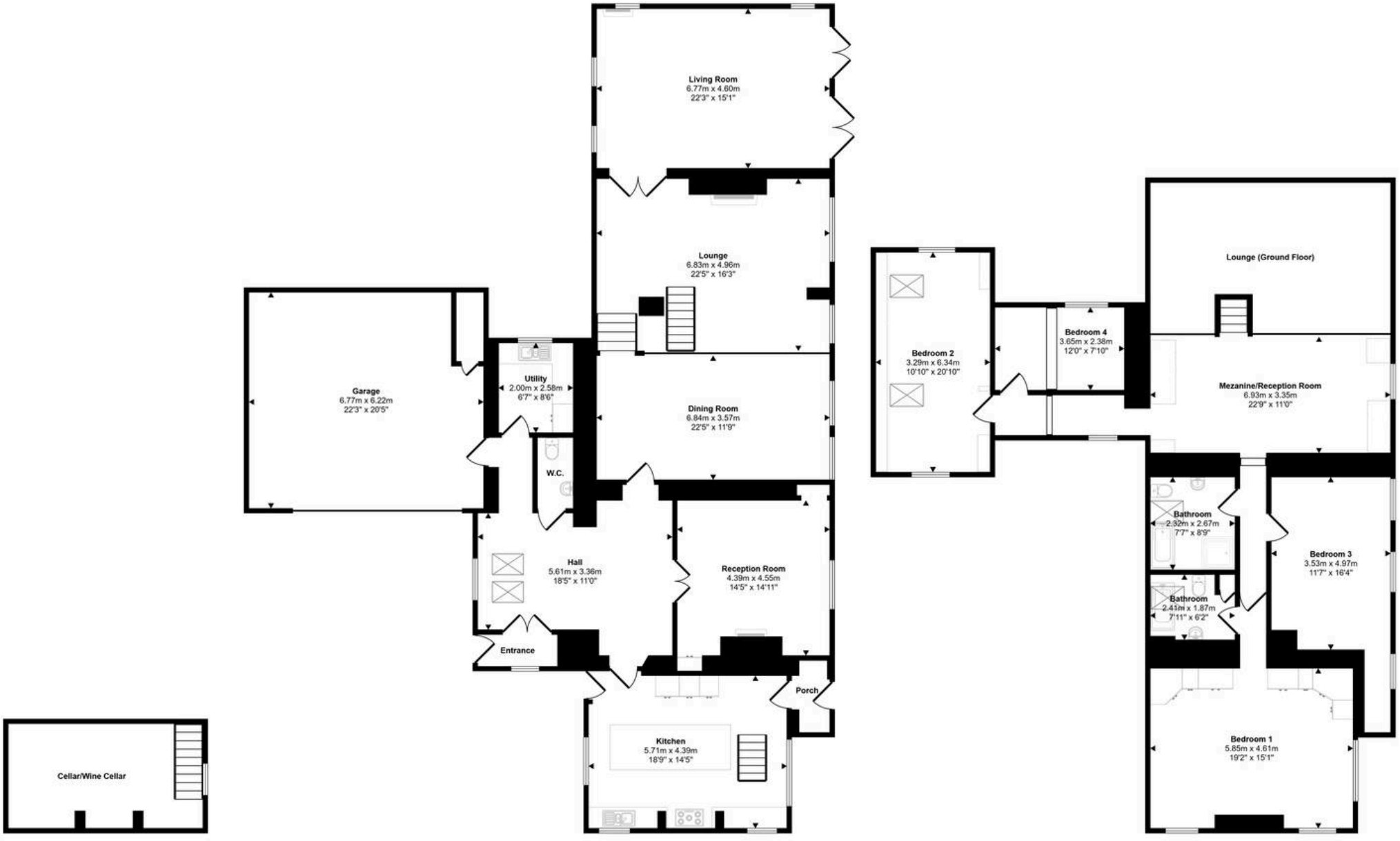








Approx Gross Internal Area
381 sq m / 4100 sq ft



Lower Ground Floor
Approx 17 sq m / 182 sq ft

Ground Floor
Approx 230 sq m / 2471 sq ft

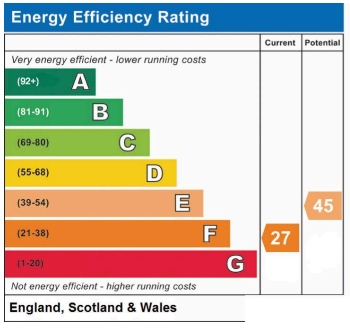
First Floor
Approx 134 sq m / 1447 sq ft

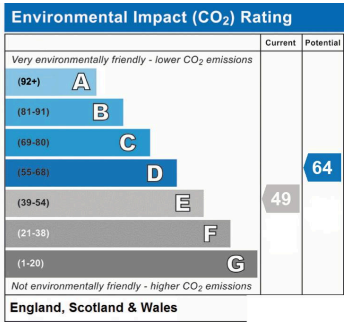
Denotes head height below 1.5m

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.









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Shaw, Oldham

Occupying an elevated position above Shaw, Runge Farm enjoys a wonderfully private, semi-rural setting with far-reaching views towards Saddleworth and the surrounding Pennine countryside. Shaw provides a range of everyday amenities and Metrolink connections towards Manchester, while the sought-after villages of Saddleworth, with their independent shops, restaurants, cafés and country pubs, are within easy reach. Families are well served by schooling in the area, including independent options such as Farrowdale House Preparatory School in Shaw and Hulme Grammar School in Oldham. Beautiful countryside and walking routes are close at hand, while convenient road and public transport connections provide access to Oldham, Rochdale and Manchester. It is a location that offers the privacy and atmosphere of country living while retaining excellent access to everyday amenities, schooling and the wider region.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E



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