



Wildhouse Court

Milnrow, OL16 3UU

£560,000

- CHARACTERFUL THREE BEDROOM BARN CONVERSION
- PRINCIPAL BEDROOM WITH EN-SUITE
- COUNTRYSIDE VIEWS TO THE REAR
- CONVENIENT FOR MILNROW, LITTLEBOROUGH & TRANSPORT LINKS
- EPC RATING D



- SPACIOUS LOUNGE WITH MULTI-FUEL STOVE
- BEAUTIFULLY ESTABLISHED GARDENS
- AMPLE DRIVEWAY PARKING & GARAGE
- COUNCIL TAX BAND D
- FREEHOLD

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Hunters Estate Agents are delighted to offer to the market this charming three-bedroom barn conversion, occupying a highly desirable position with attractive countryside views to the rear and beautifully established gardens.

Offering a wonderful blend of character, space and practicality, the accommodation comprises a welcoming entrance hall, fitted kitchen, useful utility room, separate dining room and a generous lounge featuring a multi-fuel stove, creating a warm and inviting focal point. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property occupies a superb plot with gardens that are undoubtedly one of its standout features. Thoughtfully landscaped and exceptionally well stocked, the gardens offer a variety of seating and entertaining areas, established lawns and an abundance of mature trees, shrubs and planting. The open countryside views beyond provide a beautiful backdrop and a sense of tranquillity rarely found.

The property further benefits from ample driveway parking and a garage.

Despite its peaceful setting, the property is conveniently located for the centres of Milnrow and Littleborough, with a wide range of shops, supermarkets, restaurants and everyday amenities close by. Well-regarded primary and secondary schools are within easy reach, whilst excellent transport links include nearby access to the M62 motorway and railway stations at Smithy Bridge and Littleborough, providing convenient connections to Manchester, Leeds and beyond.

Barn conversions of this nature rarely come to the market, offering characterful accommodation, stunning gardens and countryside views, all within easy reach of local amenities. Early viewing is highly recommended.

Porch

5'4" x 5'10" (1.62m x 1.77m)

The entrance hall welcomes you with a neutral, bright space featuring a charming grey wooden front door with a decorative window. The area is well-lit by a window with white shutters, creating a fresh and inviting atmosphere as you step inside.

WC

The downstairs cloakroom is compact yet fresh and modern, featuring a white sink and WC set against a striking blue wall with white panelling below.

Inner Hallway

8'9" x 11'7" (2.67m x 3.54m)

The inner hallway provides a bright and practical transition space within the home, with neutral decor and an under-stairs storage cupboard. It connects the lounge, kitchen, and dining area, leading effortlessly through the ground floor.

Dining Area

9'4" x 11'7" (2.85m x 3.54m)

The dining area offers a cosy and intimate setting for meals. It is neutrally decorated, allowing flexibility for various dining furniture styles. A window provides natural light with white fitted shutters.

Kitchen/Breakfast Room

The kitchen/breakfast room is bright and airy, featuring white cabinetry with glass-fronted upper units and wooden worktops. Exposed wooden beams add character and charm, enhancing the rustic yet modern feel. A spacious window above the farmhouse sink offers pleasant garden views while flooding the room with natural light. The kitchen is well-equipped with a built-in oven, hob, and space for a large fridge freezer, alongside a breakfast bar with seating for four, making it a practical and sociable space.

Utility Room

10' x 5'10" (3.05m x 1.77m)

The utility room is thoughtfully arranged with practical white work surfaces and wall units providing storage. It includes space for laundry appliances beneath a window that looks out to the side of the property, allowing natural light to brighten the room. This space is efficient and functional, ideal for household chores.

Landing

8'9" x 11'7" (2.67m x 3.54m)

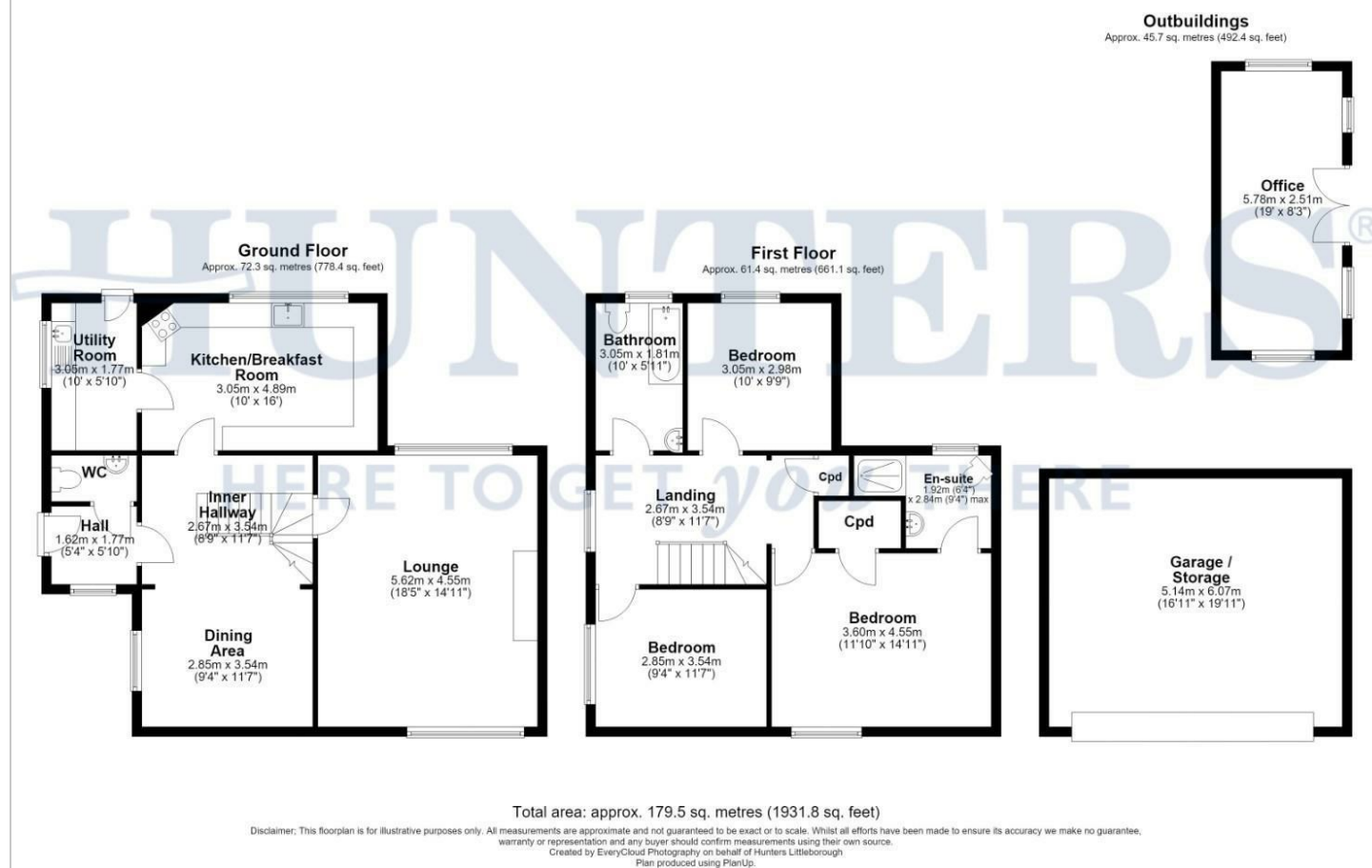
The landing is spacious and bright, featuring neutral walls with subtle accent wallpaper and a fitted cupboard for storage. A window with fitted shutters lets in natural light, and the area provides access to the bedrooms and bathroom upstairs.

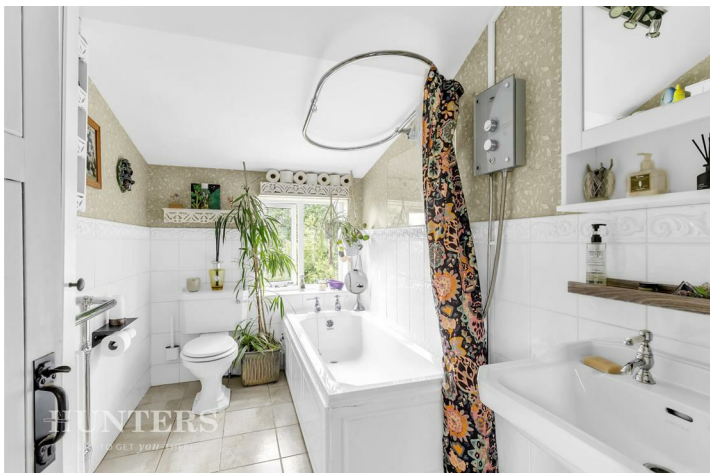
Lounge

18'5" x 14'11" (5.62m x 4.55m)

This delightful lounge boasts character with exposed wooden beams and a stone fireplace housing a stove, creating a cosy focal point. Large windows with fitted shutters flood the room with natural light, while the tasteful mix of traditional and contemporary elements offers a welcoming and comfortable living space.

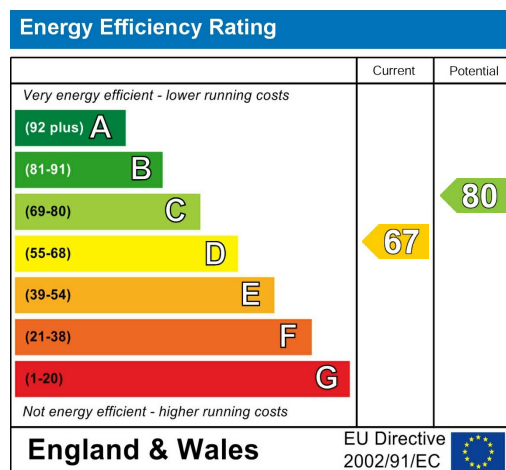
Floorplan







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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