



HUNTERS

Carriage Drive, Littleborough, OL15 9LE

£895,000

HUNTERS[®]
EXCLUSIVE



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HERE TO GET *you* THERE

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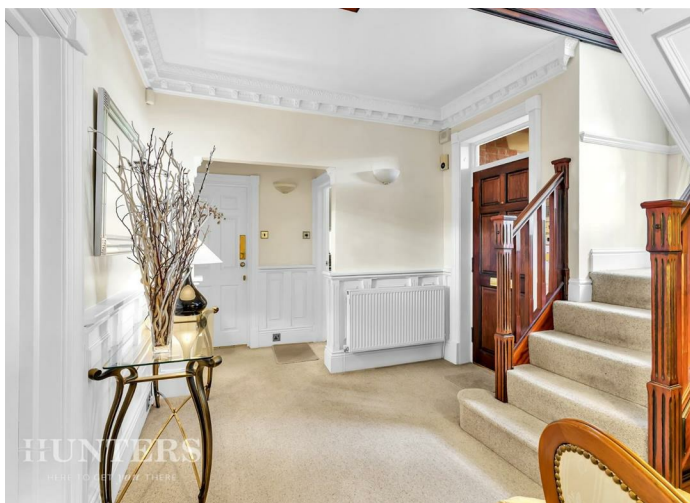
£895,000

Carriage Drive is a rare and prestigious residence, accessed via a private lane, offering exceptional privacy and seclusion. This remarkable detached family home is one of just five properties within this distinguished development, presenting a truly rare opportunity for discerning buyers.

Bathed in natural light and exuding elegance, the home offers spacious accommodation designed for both family life and entertaining. A welcoming entrance hall leads to three inviting reception rooms, a bright conservatory, a generous kitchen-diner, utility room, three luxurious bathrooms, and a convenient downstairs WC. Four beautifully proportioned bedrooms include a master suite with a dressing room and en suite, while elegant interior details—including tasteful panelling, decorative coving, and refined mouldings—enhance the home's sophisticated finish.

Set within a generous plot, the property features a meticulously landscaped front garden, a long block-paved driveway providing ample parking, and an attached double garage with electric doors. The rear garden is a private oasis, immaculately maintained with vibrant flower borders, patios, and a stunning canopied gazebo complete with spotlights, power, and heating—perfect for year-round outdoor enjoyment.

Located in a highly sought-after setting, adjacent to open countryside yet within easy reach of Littleborough village, the property benefits from local amenities, a nearby train station, Hollingworth Lake, and excellent motorway connections. Here, tranquillity meets convenience in a home of true distinction.





Ground Floor

Inside, a spacious reception hall greets you with elegant panelling to dado height and an ornate coved ceiling, with stairs rising to the first floor. A contemporary downstairs cloakroom is fitted with a sleek two-piece suite, fully tiled walls and floor, and a chrome towel rail. The home offers multiple living spaces to suit every occasion: a generously proportioned lounge with three large windows, a feature marble fireplace with living flame gas fire, and decorative mouldings; a formal dining room with views over the landscaped front garden; and a second lounge, also with a marble fireplace, wood panelling, and abundant natural light. The conservatory provides a bright, tranquil retreat overlooking the rear garden.

The stunning breakfast kitchen is fitted with an extensive range of base and wall units, Neff hob with twin ovens, integrated microwave, plate warmer, fridge, freezer, and dishwasher, alongside a bowl-and-a-half sink unit. With tiled flooring, spotlights, and a coved ceiling, it is both practical and stylish, ideal for family dining or entertaining.

First Floor

The first floor comprises four beautifully appointed bedrooms, all enhanced by dado rails and coved ceilings. The substantial master suite to the front includes two large windows overlooking the landscaped garden and



countryside beyond, fitted wardrobes, a chest of drawers, bedside cabinets, and access to a private dressing room and en-suite bathroom. Bedroom two, located to the rear, is a generous double with fitted wardrobes and an en suite shower room. Bedrooms three and four are well-proportioned doubles, with bedroom four providing access to the family bathroom, which features a modern four-piece suite including a bath, shower cubicle, fully tiled walls, and chrome fittings.

External

Set on a large plot, the property boasts a beautifully landscaped front garden and a long block-paved driveway with ample parking, leading to an attached double garage with electric doors. The rear garden is a private oasis, extensively landscaped and well-fenced, with flower borders, patios, and a fabulous canopied gazebo complete with spotlights, power, and heating—perfect for year-round outdoor enjoyment.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND G



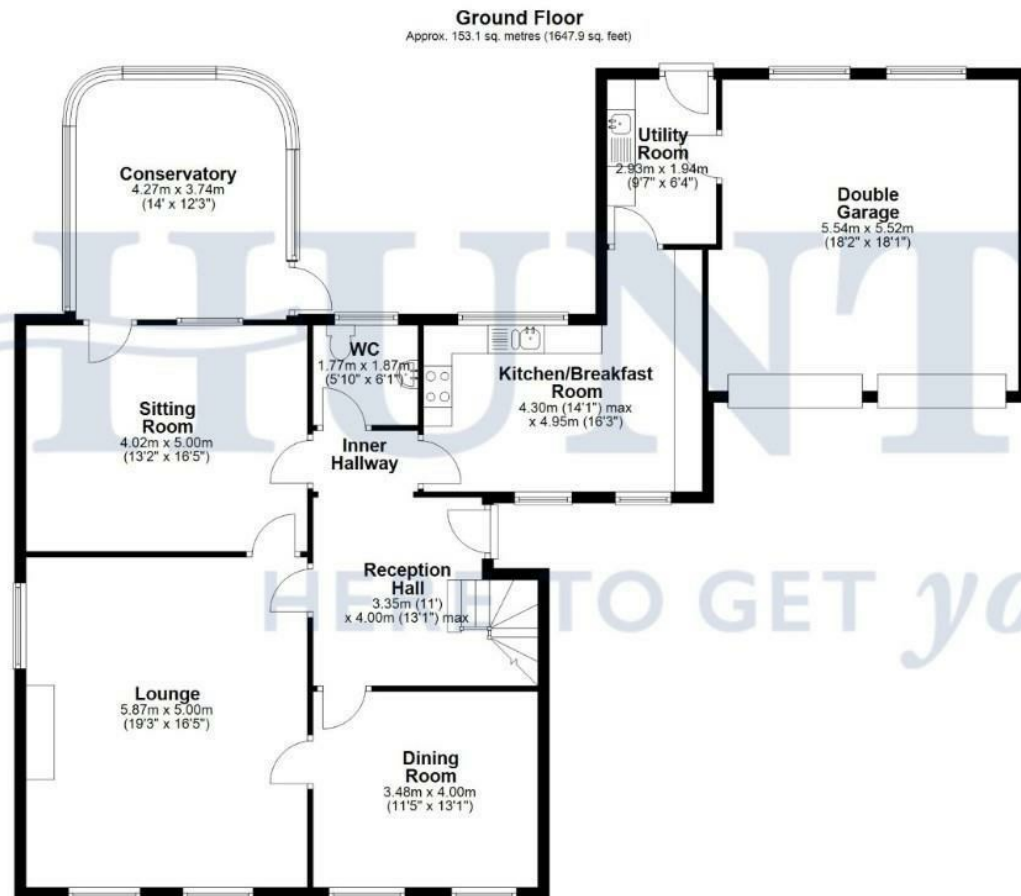


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		
EU Directive 2002/91/EC		

DISCLAIMER

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.

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Total area: approx. 253.1 sq. metres (2724.6 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.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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