



pearson
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1 REDDISH HILL FARM MARKET STREET
Rochdale, OL12 8XD
£495,000

1 REDDISH HILL FARM MARKET STREET

Property at a glance

- newly renovated cottage
- three bedrooms/three bathrooms
- elevated rural setting
- superbly presented interior
- ample parking /large gardens
- potential for additional land

Reddish Hill Farm, Shawforth is a beautifully renovated, three bedroom end stone cottage (with potential to split bed 2 to create a 4 bed), set in this elevated rural setting with extensive countryside views to the front, rear and side. The house has been superbly renovated throughout to an exceptionally high finish and boasts a stylish interior with a superbly designed finish using traditional building techniques carefully blended with a contemporary finish. The property has parking and large gardens and also the potential for equestrian use, being located near to local bridleways, with the option to acquire adjoining neighbouring land. The house is warmed by LPG fired central heating, has a pending mains water connection and bio disc sewage treatment. The accommodation briefly comprises; entrance porch, living room with wooden flooring and stunning carved stone fire surround with recessed stove and exposed ceiling beams, sitting room again with carved stone fire surround and recessed stove, stunning fitted dining kitchen with extensive range of wall and base units with granite worktops, cooking range, integrated dishwasher and wine cooler, exposed beams, window to the rear, utility room with heating cylinder and also a ground floor shower room, first floor, generous landing area, three bedrooms the main with an ensuite shower room, family bathroom. Outside there is a gravelled parking forecourt and large rear garden and patio area. **ADDITIONAL LAND AVAILABLE BY SEPERATE NEG.** Freehold Property/Council Tax TBC







Floor 0



Floor 1

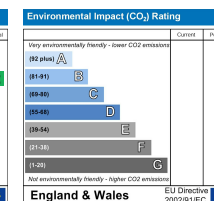
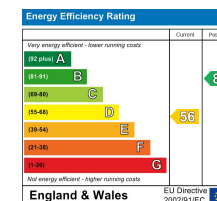
Approximate total area⁽¹⁾
157.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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