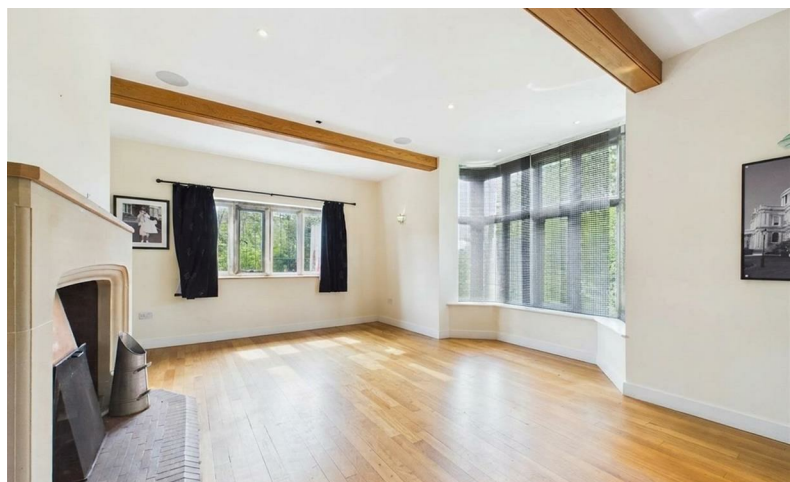




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£1,650,000 Offers Over**

Ridings Hollins Lane, Greenfield, Saddleworth, OL3 7NR

# Ridings Hollins Lane, Greenfield, Saddleworth, OL3 7NR

Welcome to Ridings an exceptional 5 bedroom detached residence, occupying a substantial private plot on the highly sought-after Hollins Lane, Greenfield. Extending to approximately 4,757 sq ft of accommodation, this magnificent family home combines timeless character, outstanding craftsmanship & breathtakingly countryside surroundings.

Modermott & Co are delighted to offer such a rare opportunity to purchase this executive family home, consisting an impressive entrance hallway with solid oak staircase, principal lounge, media room, kitchen, a spectacular dining/garden room, cloakroom/WC, boot room, two utility rooms & integral garage. To the first floor are five generous bedrooms, including a luxurious principal suite with dressing room & en suite bathroom, a second en suite bedroom with dressing room, a Jack & Jill bathroom, separate study & extensive storage accommodation.

Character features are evident throughout, including exposed timber beams, leaded windows, solid wood flooring, feature stone fireplaces & an impressive oak staircase. Numerous rooms enjoy far-reaching views of

### Entrance Hall

13'5 x 22'8 (4.09m x 6.91m)  
An impressive and welcoming entrance hall featuring herringbone parquet flooring, under floor heating, exposed timber beams and a magnificent oak staircase with turned balustrading rising to the first floor. A striking full-height leaded window floods the space with natural light, enhancing the sense of grandeur and showcasing the property's period character.

Benefiting from traditional timber doors, pendant lighting and radiators, the hall provides access to the principal ground-floor accommodation and creates a truly memorable first impression. A particular feature is the arched stone entrance porch and original timber entrance door, reflecting the quality craftsmanship and architectural heritage found throughout this exceptional residence.

### WC & Cloak Room

5'1 x 5'5 (1.55m x 1.65m)  
A useful and well-appointed cloakroom and WC featuring a range of fitted coat storage, seating and bespoke cabinetry providing excellent everyday practicality. Benefiting from tiled flooring, underfloor heating, recessed spot lighting, a radiator and a large front-facing leaded window allowing plenty of natural light, this space serves as an ideal boot room and cloakroom area.

The adjoining WC is fitted with a concealed cistern WC and a contemporary wash hand basin set upon a vanity unit with storage beneath. Complemented by part-tiled walls, tiled flooring and a front-facing frosted window providing natural light and ventilation, creating a stylish and convenient facility for guests and everyday family use.

### Media Room

20'11 x 13'10 (6.38m x 4.22m)  
An impressive and generously proportioned media room featuring solid wood flooring, under floor heating, exposed timber beams, recessed spot lighting and a striking feature stone fireplace with stone surround and brick hearth creating a superb focal point. A large walk in side-facing leaded bay window together with a further rear-facing window flood the room with natural light and enjoy attractive views over the gardens.

A particular feature of the room is the integrated home cinema system, benefiting from fitted ceiling speakers and dedicated wiring for a projector installation, creating the perfect environment for film nights, gaming and entertaining. Offering ample space for a variety of seating arrangements, this outstanding reception room successfully combines character features with modern technology and family living.

### Lounge

16'0 x 25'9 (4.88m x 7.85m)  
A magnificent and exceptionally spacious principal reception room featuring solid wood flooring, under floor heating, exposed timber beams, recessed spot lighting and a striking feature stone fireplace with brick-lined inset and raised hearth, creating an impressive focal point to the room. A stunning walk-in leaded bay window enjoys breath taking far-reaching countryside views and floods the space with natural light.

Offering ample room for a variety of seating arrangements, this elegant reception room is ideal for both family living and entertaining. Beautifully presented throughout, the room combines character features, generous proportions and outstanding views to create one of the property's most impressive living spaces.

### Kitchen

20'10 x 16'2 (6.35m x 4.93m )  
A stunning and generously proportioned kitchen / breakfast room fitted with a range of traditional

shaker-style wall and base units, complemented by solid wood work surfaces and an inset sink unit.

Benefiting from wood-effect flooring, set up for under floor heating, recessed spot lighting and a large leaded window enjoying attractive garden views, the room is flooded with natural light. A striking feature stone fireplace further enhances the character of the space, whilst the generous proportions provide ample room for a family dining table and chairs.

Open access leads through to the dining room, creating a sociable flow ideally suited to modern family living and entertaining. Beautifully combining period character with practical everyday functionality, this impressive room forms the heart of the home.

### Dining/Garden Room

18'9 x 21'1 (5.72m x 6.43m)  
A truly impressive dining room and entertaining space, enjoying an abundance of natural light from a striking vaulted glazed roof lantern and extensive floor-to-ceiling glazing overlooking the gardens and surrounding countryside. Featuring solid wood manufactured wood flooring, under floor heating, recessed spot lighting and contemporary stone detailing, the room provides ample space for a large family dining table and chairs.

Large sliding glazed doors open directly onto the stone terrace, while bi-folding doors to the far end of the room create a seamless connection between the indoor and outdoor living spaces, perfectly framing the breathtaking views beyond. Open access leads through to the kitchen/breakfast room, making this exceptional space ideally suited to modern family living, entertaining and special occasions alike.

A particular feature of the room is the stunning panoramic outlook across the gardens and rolling countryside, creating a bright, spacious and memorable setting at the heart of the home.

### Utility Rooms/Study/Boot Room

11'9 x 24'11 (3.58m x 7.59m)  
Accessed directly from the inner hallway, this versatile boot room / study provides a practical yet characterful space, ideal for home working, reading or everyday household organisation. Benefiting from fitted storage, wood-effect flooring, a radiator and a large front-facing leaded window allowing plenty of natural light, the room offers excellent flexibility to suit a variety of requirements.

A particular feature is the attractive open fireplace recess, enhancing the character and charm of the space whilst creating an appealing focal point. The room provides an ideal link between the main accommodation and service areas of the home.

Leading through is the main utility room, fitted with a range of base units, complementary work surfaces and a Belfast sink, together with space and plumbing for laundry appliances. Benefiting from additional storage, the utility room enjoys access to the garage, side entrance and rear of the property, creating a highly functional working area ideally suited to busy family life.

### Hallway

7'7 x 8'2 (2.31m x 2.49m)  
Positioned between the utility rooms and garage, this useful boot room / inner hallway provides a practical transition space linking the service areas of the home. Featuring tiled flooring, ceiling lighting and fitted storage areas, the space is ideally suited for coats, footwear and outdoor equipment.

Benefiting from access to the garage, main utility room and side entrance, the hallway provides excellent day-to-day practicality and serves as a functional hub connecting the ancillary accommodation.

## Directions

