

# HUNTERS®

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## Clegg Hall Road

Littleborough, OL15 0AA

£450,000



- BEAUTIFULLY PRESENTED FOUR BEDROOM GRADE II LISTED WEAVERS COTTAGE
- PICTURESQUE CANAL-SIDE LOCATION IN SECLUDED HAMLET
- CHARACTER LOUNGE AND MODERN KITCHEN DINER
- CLOSE TO SMITHY BRIDGE STATION AND M62 LINKS
- COUNCIL TAX BAND E
- SET OVER THREE FLOORS WITH SPACIOUS ACCOMMODATION
- STUNNING VIEWS OVER CANAL AND FARMLAND
- THREE BATHROOMS
- FREEHOLD
- EPC RATING D

Tel: 01706 390 500

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A beautifully presented four-bedroom Grade II Listed weaver's cottage, set over three floors and offering spacious, characterful accommodation in a truly picturesque setting. Perfectly positioned in this semi-rural, canal-side location, the property forms part of a secluded hamlet within what was once The Clegg Hall estate, enjoying a south-westerly aspect with stunning views over the canal and neighbouring farmland.

This charming home effortlessly combines style with original character, creating a warm and inviting living space. The accommodation comprises an entrance vestibule leading into a generous lounge, full of character and ideal for relaxing. To the rear is a spacious kitchen diner, perfect for modern family living and entertaining, along with a useful rear porch and a convenient ground floor wet room.

To the first floor, there is a generous double bedroom and a stunning family bathroom, finished to a high standard. The second floor offers three further bedrooms, one benefiting from an en-suite, all enjoying far-reaching and picturesque views across the surrounding countryside.

Externally, the property boasts a lovely enclosed rear garden, providing a private outdoor space to enjoy the peaceful surroundings.

Located in a highly desirable and tranquil setting, yet within easy reach of local amenities and transport links, including the main line train station at Smithy Bridge and the M62 motorway network, this unique home offers the perfect blend of countryside charm and convenience.

Early viewing is highly recommended to fully appreciate the character, space, and exceptional views this wonderful home has to offer.

## Lounge

19'9" x 17'9" (6.02m x 5.40m)

The lounge is a spacious and welcoming room featuring a vestibule, exposed wooden beams and a combination of patterned tile and parquet flooring. A fireplace with a wood mantel adds character to the room, while large windows allow plenty of natural light to fill the space. The lounge provides easy access to the adjacent kitchen and dining area through a sliding wooden door.

## Dining Kitchen

11'7" x 17'9" (3.54m x 5.40m)

The dining kitchen benefits from exposed wooden beams that add warmth and character. The kitchen area is fitted with a range of contemporary wall and base units, complemented by ample countertop space and a tiled floor. Fitted with a range of integrated appliances including fridge freezer, Rangestyle cooker, dishwasher and washing machine. A large window above the sink provides views of the garden while allowing natural light to brighten the room. Offering space for a large dining room table, creating a sociable and inviting space. A door leads to the rear hallway.

## Rear Hall

The ground floor rear hall is a practical, tiled space connecting the dining kitchen with the rear garden.

## WC

The WC on the ground floor includes a low level WC and shower attachment. With a small frosted window to allow natural light to flow.

## Landing 1

6'7" x 17'9" (2.00m x 5.40m)

The landing on the first floor provides a bright and airy space at the top of the stairs. It connects the bathroom and bedroom one, as well as the staircase leading to the upper floors.

## Bedroom 1

12'10" x 17'9" (3.92m x 5.40m)

This spacious first floor bedroom features a natural stone wall that adds rustic charm, paired with fitted with built-in wardrobes providing ample storage. The room is brightened by a large sash window offering views over the picturesque countryside. Wooden ceiling beams and laminate flooring continue the blend of traditional and contemporary styles, creating a warm and inviting sleeping space.

## Bathroom

11'7" x 17'9" (3.54m x 5.40m)

The bathroom on the first floor showcases a stylish blend of traditional and modern design, featuring exposed wooden ceiling beams and a large sash window overlooking the countryside. The floor and walls are tiled with a patterned

black and white design, enhancing the space's character. It includes a freestanding bathtub, a walk-in shower with a rainfall showerhead, a low level WC and a vanity unit with a basin, all arranged spaciouly to ensure ease of use and a relaxing atmosphere.

## Landing 2

10'4" x 17'9" (3.14m x 5.40m)

The second floor landing is a spacious area which connects three bedrooms and provides a light, open space at the top of the stairs.

## Bedroom 2

11'7" x 13'11" (3.54m x 4.24m)

This second floor bedroom offers a bright and cosy space with a large sash window framing stunning views. It features exposed wooden beams and a neutral décor. The room benefits from a built-in cupboard for extra storage and an en-suite shower room, adding convenience.

## En-suite

The en-suite shower room connected to the principal bedroom on the second floor is stylish and practical, fitted with a low level WC, basin and a walk-in shower with a glass screen.

## Bedroom 3

12'10" x 8'8" (3.92m x 2.64m)

A second bedroom on the second floor, is a double bedroom with mullion windows which provide natural light.

## Bedroom 4

9'9" x 8'9" (2.97m x 2.66m)

The smallest of four bedrooms, featuring mullion windows and exposed ceiling beams.

## Rear Garden

The rear garden offers a delightful combination of a paved patio and a artificial lawn area, ideal for outdoor seating and relaxing. It is bordered by mature trees and shrubs, creating a private and tranquil space. A garden shed provides useful storage and the garden flows gently into views of the surrounding countryside.

## Material Information - Littleborough

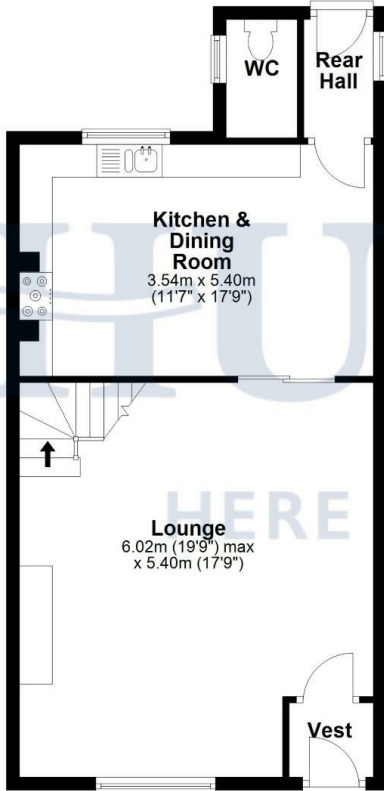
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

# Floorplan

## Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



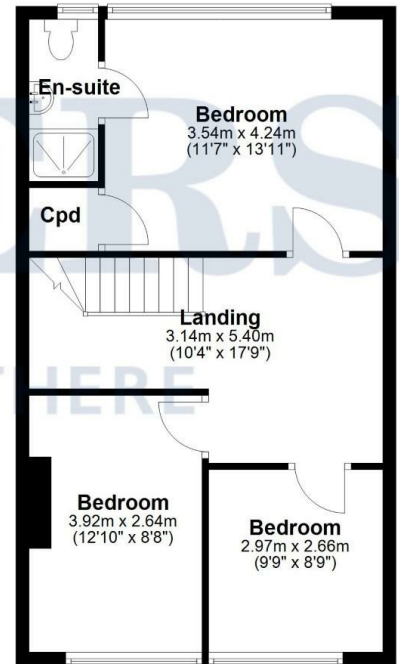
## First Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



## Second Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 160.7 sq. metres (1729.4 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.  
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Plan produced using PlanUp.

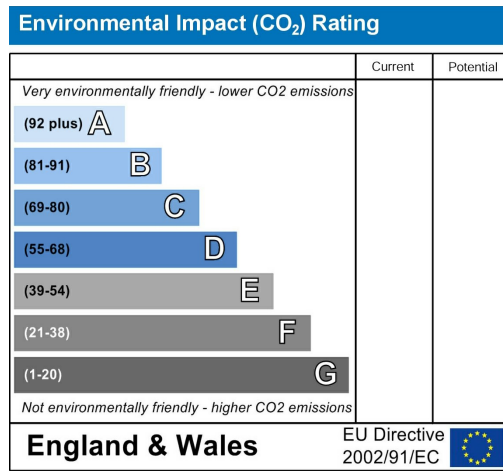
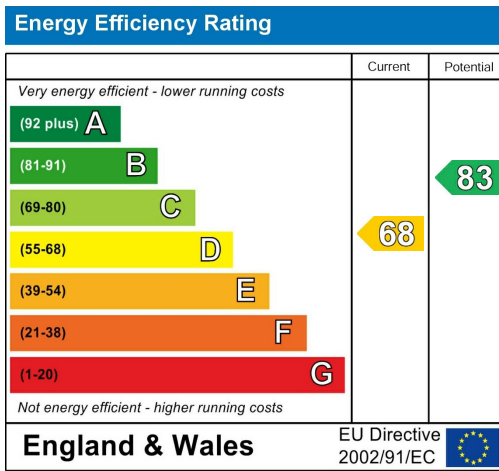






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### Energy Efficiency Graph

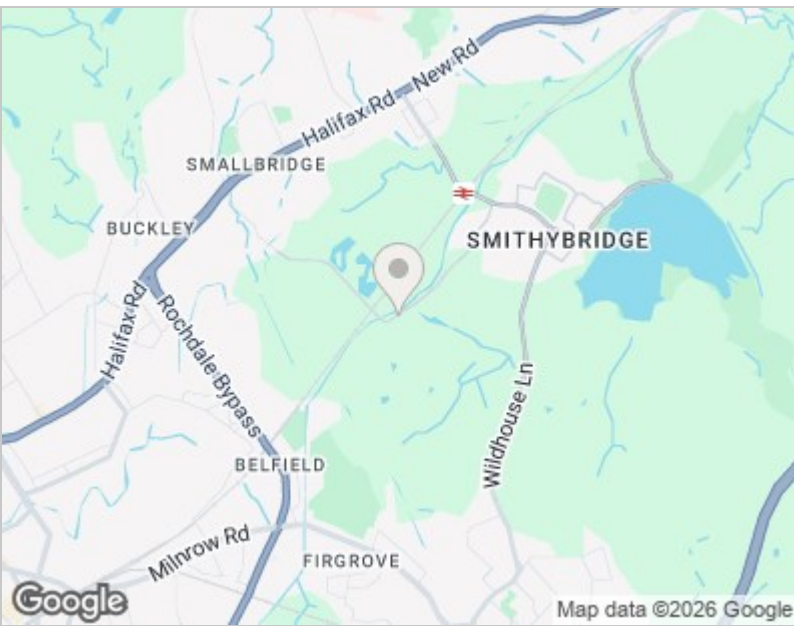


### Viewing

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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