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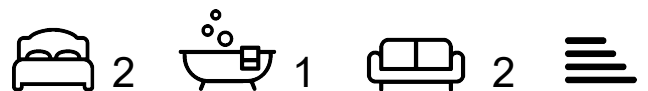


Shore

Littleborough, OL15 8EZ

Offers In Excess Of £325,000

- TRULY STUNNING CHARACTER COTTAGE
- IDYLIC SEMI RURAL LOCATION
- KITCHEN, UTILITY, DOWNSTAIRS WC
- EV CHARGING POINT
- EPC RATING TBC



- FULL OF CHARM AND FINISHED TO A HIGH STANDARD
- TWO RECEPTIONS ROOMS
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND D
- FREEHOLD

Tel: 01706 390 500

Shore

Littleborough, OL15 8EZ

Offers In Excess Of £325,000



Nestled in an enviable semi-rural location, this beautifully maintained and tastefully presented two-bedroom character cottage perfectly blends traditional charm with modern living. Surrounded by open countryside and enjoying fabulous walks right on the doorstep, the property is just a short drive from Littleborough village centre, offering easy access to local amenities, highly regarded schools, and the mainline train station with direct links to Leeds and Manchester.

Steeped in charm, the home retains a wealth of period features including beamed ceilings, wood-framed windows, and original fireplaces, all thoughtfully preserved and complemented by high-quality fixtures and fittings throughout. The accommodation is deceptively spacious and flows effortlessly, with two generous reception rooms, a recently installed stylish kitchen, a large and practical utility room, a downstairs WC, and a useful cellar room providing additional space and storage.

Upstairs, two bright and airy double bedrooms are beautifully decorated, accompanied by a modern, well-appointed bathroom with underfloor heating. The interior exudes warmth and character, reflecting a high standard of care and attention throughout.

Externally, the property enjoys beautifully stocked and lovingly tended cottage gardens to both the front and rear, offering a tranquil and colourful outdoor retreat. EV charging point can be located to the rear of the property for charging access. Set in a truly idyllic location, with a popular country pub nearby and breathtaking views across surrounding fields, this is a rare opportunity to enjoy countryside living without sacrificing convenience.

Dining Room

15'6" x 15'0" (4.73 x 4.58)

The welcoming first reception room serves as a spacious and inviting dining area, full of character and natural light. Beautifully presented, it features exposed beamed ceilings and a charming fireplace that adds warmth and period charm. Two front-facing wood-framed windows flood the space with daylight, while a newly installed composite front door enhances both the style and security of the home. The room also offers access to the cellar and stairs to the first floor, making it a practical yet atmospheric space—ideal for both everyday living and entertaining.

Lounge

15'5" x 15'0" (4.72 x 4.58)

Characterful and cosy, featuring a log-burning multi-fuel stove set within a charming stone fireplace. Exposed beamed ceiling adds rustic appeal, with windows to the side and rear allowing for plenty of natural light. Doorway leads through to the kitchen, with the lounge itself accessed via the dining room.

Kitchen

11'10" x 8'8" (3.61 x 2.66)

Recently installed and finished to a high standard, featuring a stylish design with high-end fittings. Includes a built-in oven and microwave, induction hob, integrated dishwasher, fridge freezer, and a Quooker tap providing both boiling and filtered water. A side-facing window overlooks the charming cottage garden.

Inner Hall Way

Practical space with room to hang coats and store shoes. Provides access to the rear garden, utility area, and downstairs WC.

Downstairs WC

A useful and modern WC, featuring contemporary fittings and a clean, stylish finish.

Utility Room

11'10" x 8'11" (3.61 x 2.74)

Generously sized and well-equipped, featuring fitted units, a classic Belfast sink, and an integrated washing machine. Dual aspect with windows to the side and rear, providing natural light and practicality.

Cellar

Accessed via the dining room, this space offers ideal storage and is perfect as a wine cellar.

Landing

Provides loft access via a pull-down ladder. The loft is boarded and well-lit, offering excellent additional storage space. Also features a large walk-in storage cupboard for added convenience.

Bedroom 1

15'10" x 11'6" (4.85 x 3.53)

A beautifully presented, spacious double room with a peaceful rear aspect, offering lovely views.

Bedroom 2

15'0" x 13'1" (4.58 x 3.99)

A generous double room, tastefully decorated, with a bright front aspect.

Bathroom

6'0" x 5'6" (1.84 x 1.70)

A modern and stylish three-piece suite with underfloor heating, featuring a shower over the bath, WC, and wash hand basin. A side window fills the room with natural light, creating a bright and airy atmosphere.

Gardens

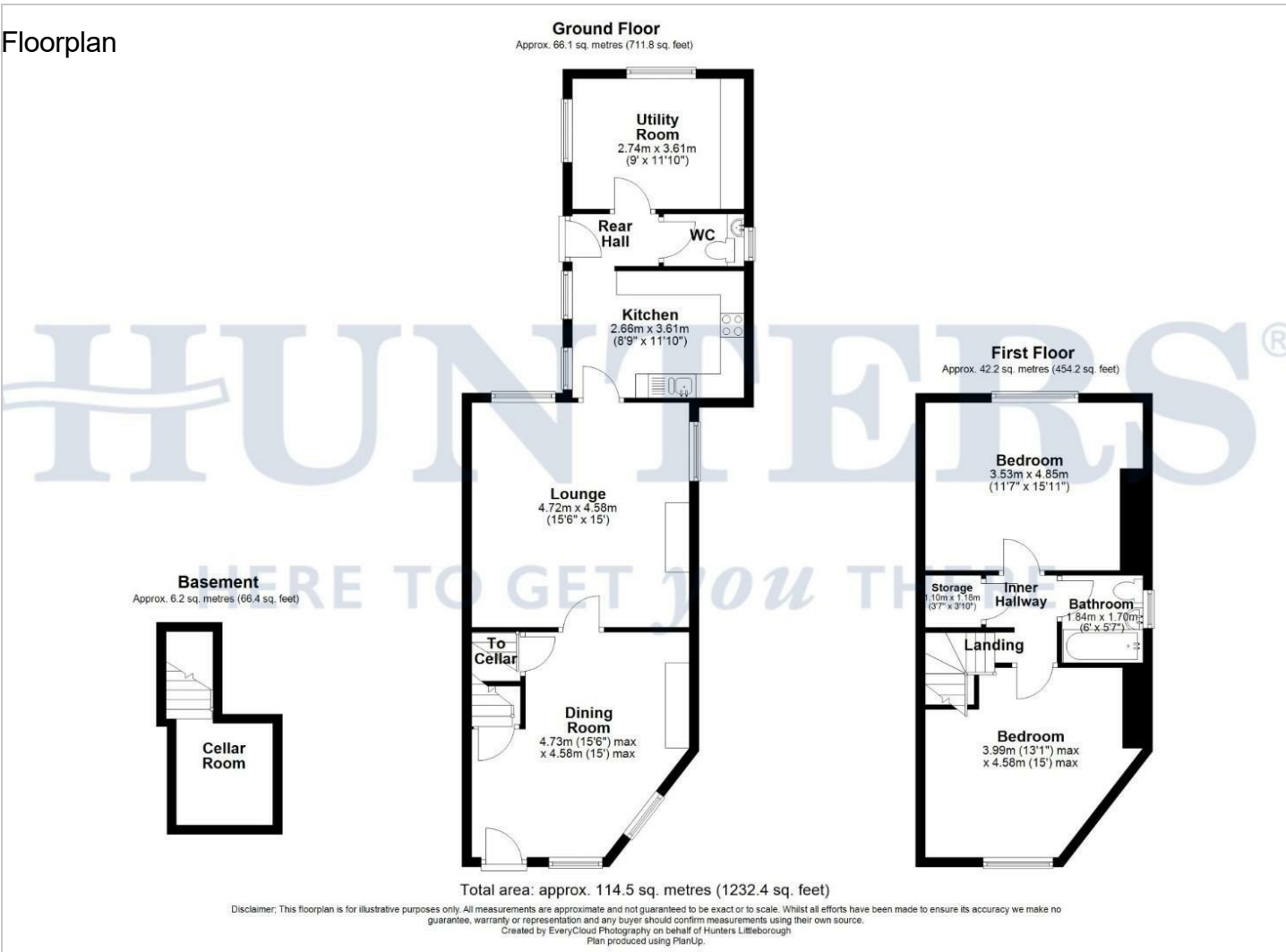
Delightful stone-paved cottage gardens to both front and rear, showcasing an array of well-established and lovingly tended plants and flowers. Enclosed by traditional stone walls, the front garden also features a charming stone outbuilding and to the rear, wrought iron gates. Both gardens enjoy sunny positions, with the rear offering a perfect retreat for relaxing. EV charging point located to the rear of the property for charging access.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

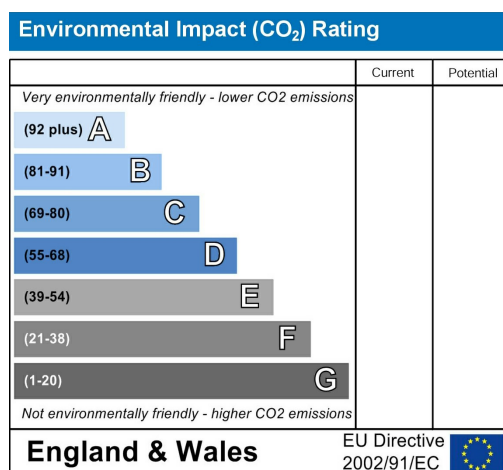
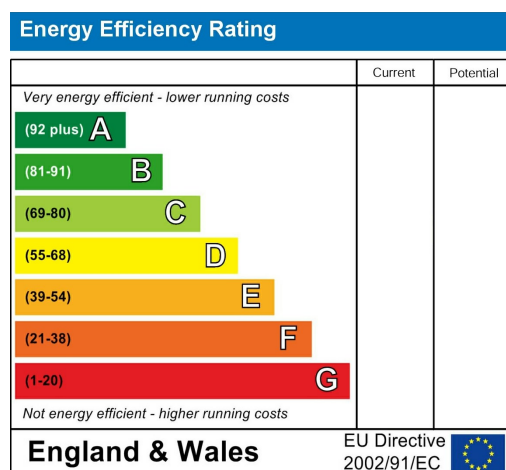
Floorplan







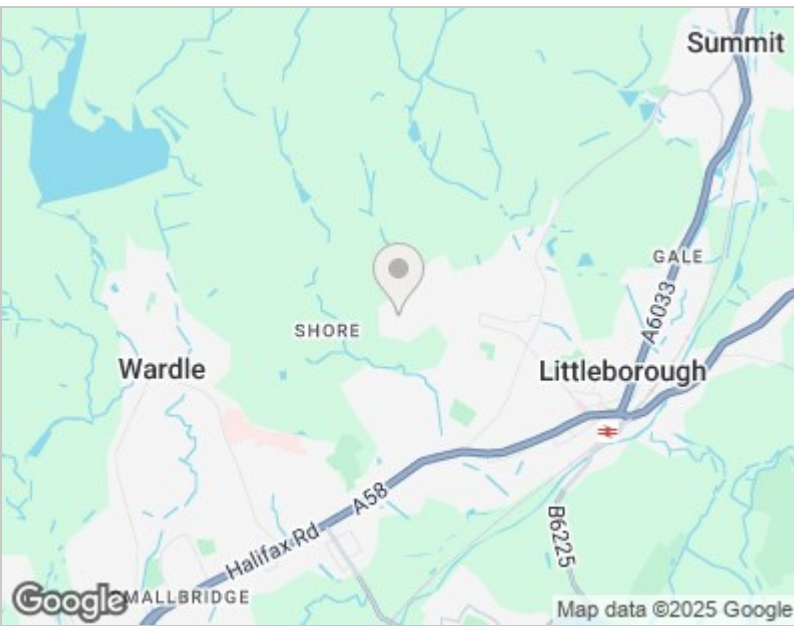
Energy Efficiency Graph



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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