Carriage Drive, Littleborough

OL15 9JY

Offers In Excess Of £1,500,000

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Carriage Drive, Littleborough

DESCRIPTION

This remarkable home is one of Littleborough's most admired properties and offers a rare opportunity to acquire a home of this scale, character and setting. Privately positioned within beautifully landscaped grounds and surrounded by mature woodland, the property combines impressive accommodation with exceptional attention to detail throughout.

Approached via private in-and-out driveways, the substantial grounds immediately set this home apart, with sweeping lawns, established planting, mature trees, ornamental water features, stonework, seating areas, including a covered heated gazebo. The gardens provide a beautiful setting for entertaining, relaxing and enjoying the peaceful surroundings.

Internally, the quality and individuality of the fixtures and fittings are immediately apparent. From the impressive timber-panelled entrance hall and bespoke staircase to the decorative wall panelling, ornate cornicing, feature fireplaces and carefully considered finishes, the property has been designed with an emphasis on craftsmanship and detail.

The entrance hall leads to three well-proportioned reception rooms and an impressive billiards room which provides exceptional space for entertaining and leisure and includes the snooker table. The dining kitchen is both spacious and beautifully appointed and complemented by a separate utility room.

There are five well-proportioned double bedrooms, together with four bathrooms and additional WC facilities, providing excellent flexibility for family living and guests.

Further benefits include a large integral garage and extensive grounds, with the property enjoying a peaceful and secluded position while remaining conveniently placed for Littleborough's amenities, schools, countryside and transport links.

A property of this individuality, quality and setting is rarely offered to the market. Viewing is essential to fully appreciate the scale, craftsmanship, grounds and unique position of this exceptional Littleborough home.

ROOMS

Entrance Hall
16'11" x 28' max
The grand hallway features striking wood panelling and a traditional wooden staircase with a blue carpet runner. The floor is tiled in a light cream shade, complementing the warm wood tones. A fire surround at the far end of the hallway adds charm and a cosy touch, with antique-style lighting enhancing the welcoming atmosphere.

Kitchen/Breakfast Room
11'10" max x 28'
The kitchen/breakfast room is a bright and spacious area with quality cabinetry and contrasting dark granite worktops. Large windows overlook the garden, filling the room with natural light. There is a traditional AGA cooker, along with further integrated appliances. The adjacent dining section comfortably accommodates a large table, ideal for family meals or entertaining.

Billiards Room
26'11" max x 20'2"
The billiards room is a generous, inviting space with a stunning wooden floor and wood panelled walls. It centres around a full-sized snooker table beneath traditional green-shaded overhead lights. A large, arched brick fireplace forms an impressive feature, while French doors open to the garden, allowing natural light to flood in and providing easy access to the outdoor area.

Lounge
18'10" max x 20'5"
The lounge is a spacious room filled with natural light, featuring a large fireplace with a stone surround that provides a cosy focal point.

Drawing Room
12' x 16'7"
The snug/drawing room is a charming and cosy room, featuring rich wooden panelling and built-in cabinets. The space is well-lit by a window overlooking the garden, and it offers a comfortable setting, ideal for quiet relaxation or a private retreat from the larger living areas.

Utility Room
6'7" x 7'4"
The utility room is compact yet practical, fitted with necessary plumbing and space for appliances. It offers convenient access to the garden and a WC situated nearby for ease of use, forming an essential service area of the home.

WC
5'9" x 7'4"
The WC is a small, practical space featuring a wash basin set into a classic wooden vanity unit and a toilet.

Bedroom 1 (Master)
18'10" x 20'5"
The master bedroom is an elegant and spacious suite. Featuring plenty of built-in wardrobes. The en-suite bathroom is luxuriously fitted with a double vanity, a large corner bathtub, and elegant tiling, providing a comfortable and private retreat.

Bedroom 2
14'2" max x 22'9" max
One of the additional bedrooms offers a light and airy space with neutral decor and fitted wardrobes. It benefits from an en-suite shower room with modern tiling and fixtures, providing comfort and convenience.

Bedroom 3
13'2" x 15'1"
This bedroom is comfortable and simply decorated. It benefits from light carpet and offers built-in storage, creating a practical and restful space.

Bedroom 4
13'2" x 14'4" max
Another bedroom with neutral decor, fitted wardrobes, and light carpet. This room has a relaxed feel and ample space for furnishings and storage.

Bedroom 5
13'2" x 15'1"
A further bedroom with natural light, offering fitted wardrobes and carpeted flooring for comfort. It is well-appointed and ideal for family or guests.

Bathroom
10'10" max x 11'2"
The family bathroom is spacious and features a large corner bathtub, a double vanity with two sinks, and tasteful tiling in neutral tones. It is well-appointed and offers plenty of space for comfort.

External
Approached via private in-and-out driveways, the substantial grounds immediately set this home apart, with sweeping lawns, established planting, mature trees, ornamental water features, stonework, seating areas, including a covered heated gazebo. The gardens provide a beautiful setting for entertaining, relaxing and enjoying the peaceful surroundings.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND G

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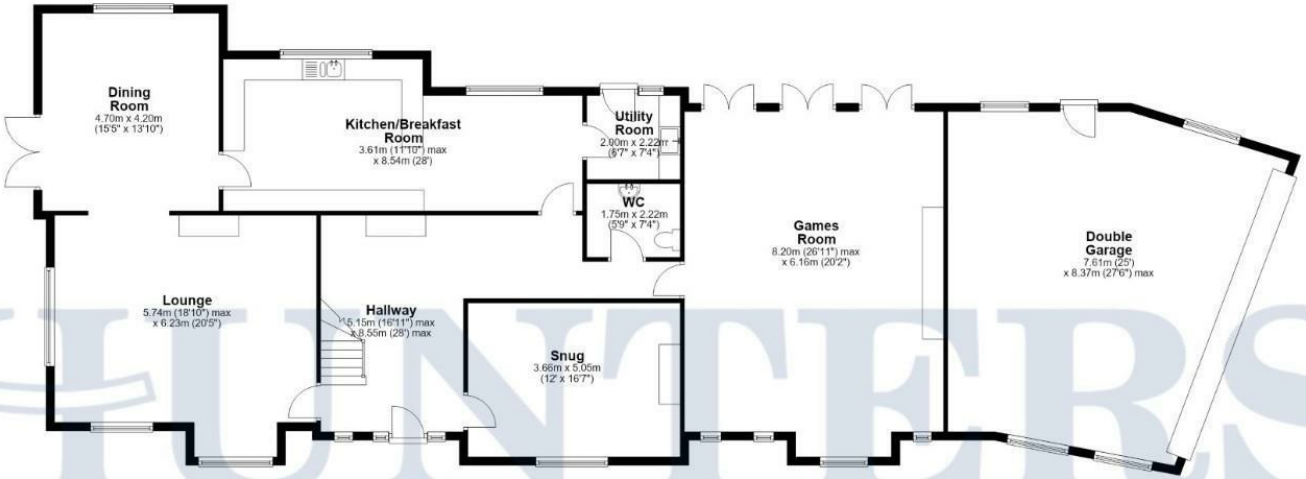
Ground Floor

Approx. 238.6 sq. metres (2567.9 sq. feet)



First Floor

Approx. 180.3 sq. metres (1940.8 sq. feet)

Total area: approx. 418.9 sq. metres (4508.8 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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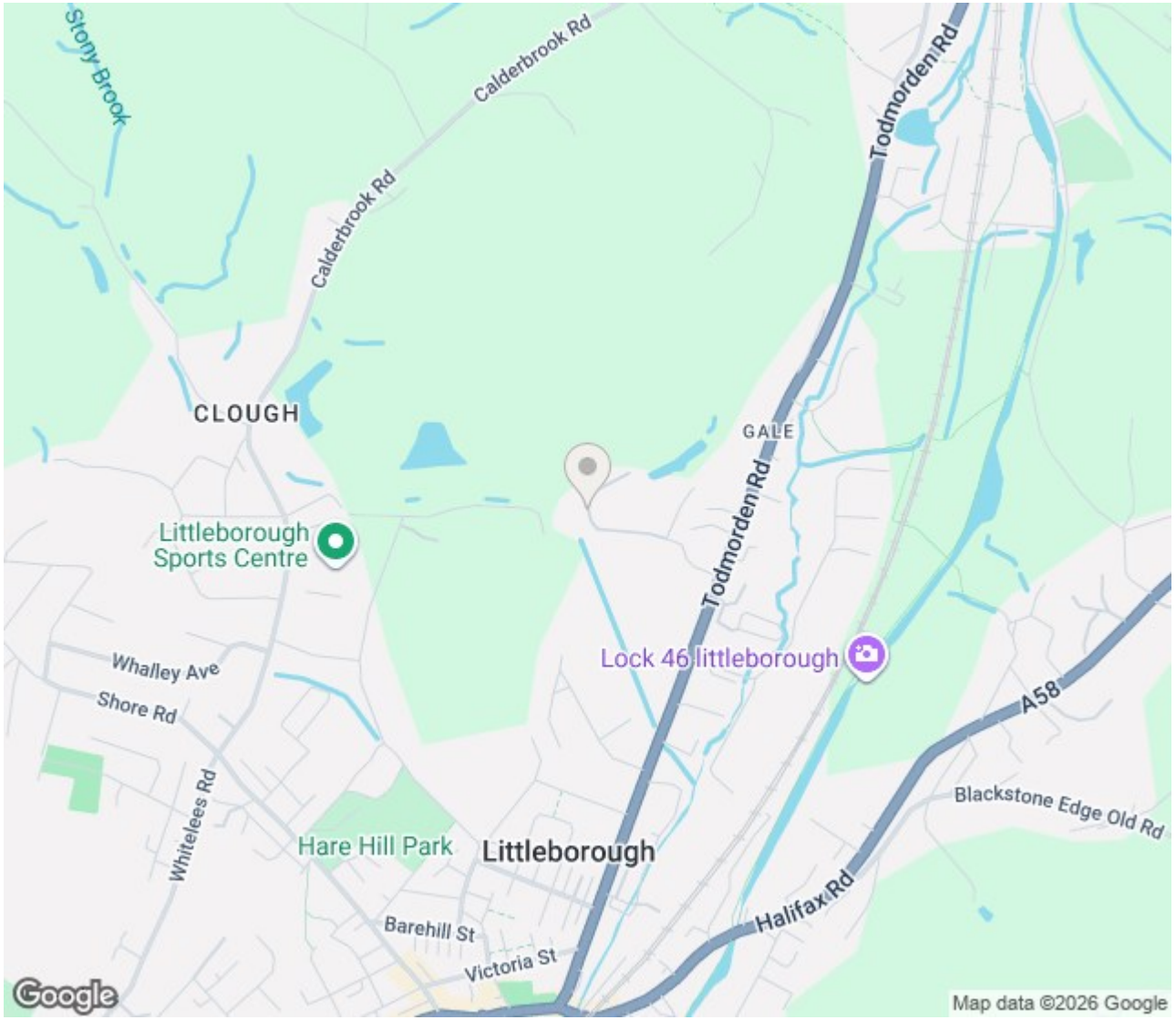

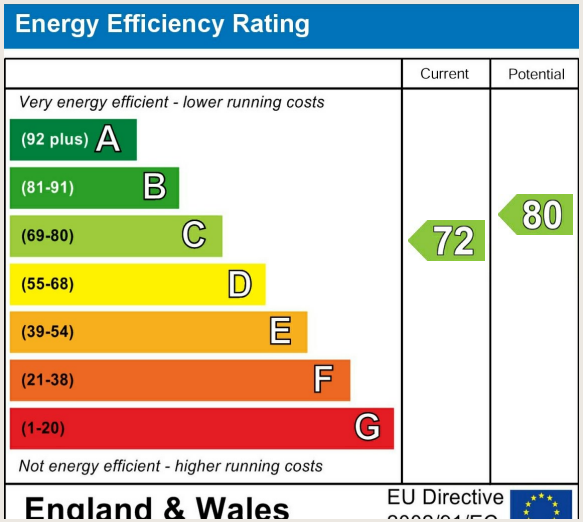

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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