

HUNTERS®

HERE TO GET *you* THERE



Salley Street

Littleborough, OL15 9NG

£325,000



- THREE BEDROOM STONE COTTAGE
- FULL OF CHARACTER & CHARM
- FABULOUS DECKED GARDEN
- EPC RATING C
- LEASEHOLD

- STUNNING RURAL LOCATION
- QUALITY STYLISH FIXTURES AND FITTINGS
- WONDERFUL VIEWS BOTH FRONT & REAR
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Hunters Estate Agents are proud to present a rare opportunity to purchase this truly beautiful and deceptively spacious character cottage, occupying an enviable position in an idyllic semi-rural setting and enjoying some of the finest countryside views Littleborough has to offer.

Surrounded by wonderful scenery, with picturesque countryside walks right on the doorstep, this charming home offers the perfect balance of peaceful rural living and everyday convenience. Littleborough village is just a short drive away, offering an excellent selection of shops, bars, restaurants and schools, together with a mainline railway station providing connections to Manchester and Leeds.

Beautifully presented throughout, the property effortlessly combines traditional character with stylish contemporary living. Original features including exposed stone walls, timber beams, feature fireplaces and traditional mullion windows, whilst the tasteful décor and quality finishes complement the cottage's unique appeal.

Internally, the accommodation comprises an inviting lounge with a characterful fireplace, alongside a stunning dining kitchen featuring elegant cabinetry, a contrasting central island and ample space for family living and entertaining. Three tastefully decorated bedrooms and a stylish family bathroom featuring a beautiful freestanding bath and separate shower.

Externally, the beautifully landscaped gardens provide a fabulous extension of the living accommodation, featuring raised decking, multiple seating areas and an attractive covered pergola, perfect for alfresco dining and entertaining. The wonderful open aspect and far-reaching countryside views create a truly special backdrop, whilst delightful views to the front further enhance this idyllic setting.

A truly special home combining character, style and spectacular surroundings. Early viewing is highly recommended to fully appreciate everything this beautiful cottage has to offer.

Lounge

16'4" x 15'2" (4.99 x 4.63)

Stylish and cosy lounge, boasting an abundance of charm with many character features including the mullion windows which benefit from the far reaching views to the front aspect, exposed beams and an amazing exposed feature fireplace with a multifuel stove installed.

Dining Kitchen

16'4" x 13'8" (4.99 x 4.18)

A truly stunning and beautifully appointed dining kitchen, thoughtfully designed to combine contemporary style with the cottage's original character and charm. Featuring an extensive range of elegant fitted units complemented by luxurious marble-effect worktops, a striking contrasting central island with breakfast bar seating and integrated appliances. Exposed timber ceiling beams, traditional stone mullion windows and stylish herringbone flooring add warmth and character, whilst the carefully considered lighting creates a wonderful ambience. The generous dining area provides the perfect setting for family meals and entertaining, making this fabulous room the true heart of the home.

Landing

7'1" x 5'5" (2.17 x 1.66)

With access to all first floor bedrooms and to the loft space.

Bedroom 1

13'11" x 9'8" (4.26 x 2.95)

A beautifully presented and generously proportioned double bedroom, bursting with character and personality. Tastefully decorated in warm, contemporary tones, complemented by an exposed timber ceiling beam, stylish feature panelling and attractive lighting. A traditional stone mullion window provides lovely natural light and overlooks the garden, whilst the modern vertical radiator and wood-effect flooring complete this charming and inviting room.

Bedroom 2

14'11" x 8'11" (4.56 x 2.72)

A beautifully presented and spacious double bedroom, full of charm and original character features, including exposed timber beams, wooden floorboards and a striking stone fireplace. Tastefully decorated with a contemporary feel, the room benefits from a traditional stone mullion window framing the most spectacular far-reaching countryside views to the front. A wonderful combination of character, comfort and style.

Bedroom 3

13'11" x 6'4" (4.26 x 1.94)

A good-sized third bedroom, currently utilised as a stylish and spacious dressing room, showcasing the versatility of the accommodation. A traditional stone mullion window provides natural light and enjoys a pleasant outlook over the rear garden. An ideal third bedroom, or home office, depending on individual requirements.

Bathroom

10'1" x 7'1" (3.08 x 2.17)

A truly stunning and luxuriously appointed family bathroom, beautifully designed to combine contemporary elegance with the cottage's original character. Featuring a fabulous freestanding roll-top bath, separate walk-in shower enclosure with striking deep green tiling and brushed brass fittings, wall-hung WC and stylish vanity unit with two countertop wash basin. Exposed stone walls surrounding the traditional mullion window create a wonderful feature, complemented by terrazzo-effect flooring, contemporary heated towel rail and carefully considered lighting. A beautifully finished room offering the perfect place to relax and unwind.

Gardens

Beautifully landscaped and thoughtfully designed to make the most of its idyllic surroundings, the rear garden offers a wonderful combination of lawned areas, established planting and fabulous raised decking with multiple seating areas. A striking timber pergola provides the perfect setting for outdoor entertaining and alfresco dining, whilst the peaceful setting and delightful open countryside aspect create a truly special space to relax and unwind.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 781

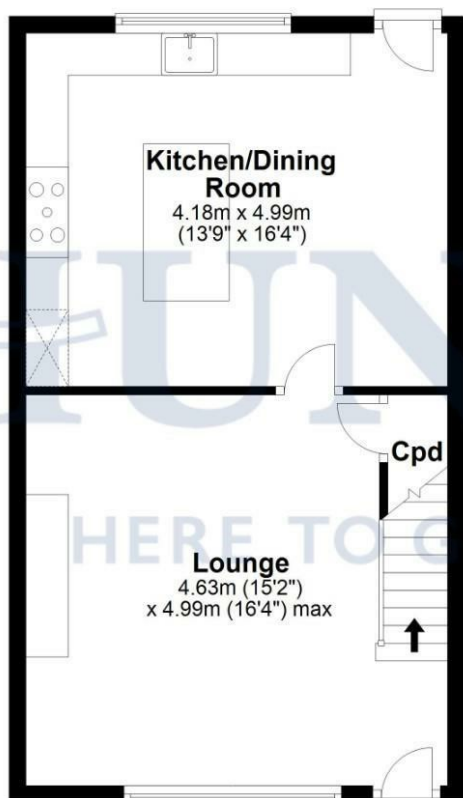
Leasehold Annual Ground Rent Amount £1.16s.0d

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

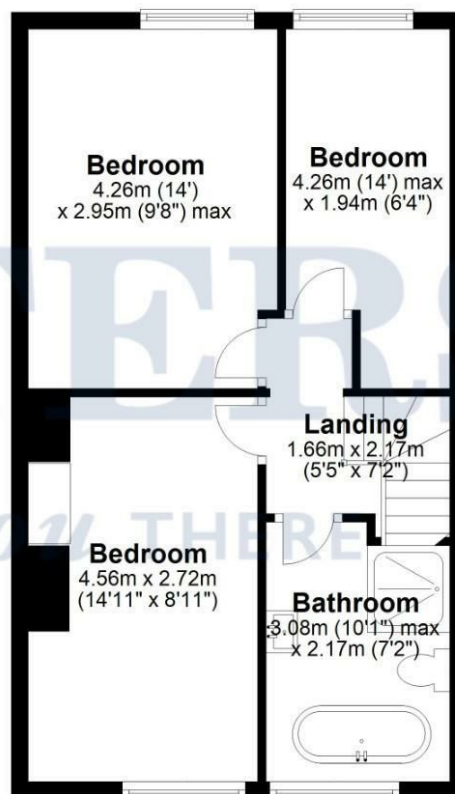
Ground Floor

Approx. 44.5 sq. metres (478.9 sq. feet)

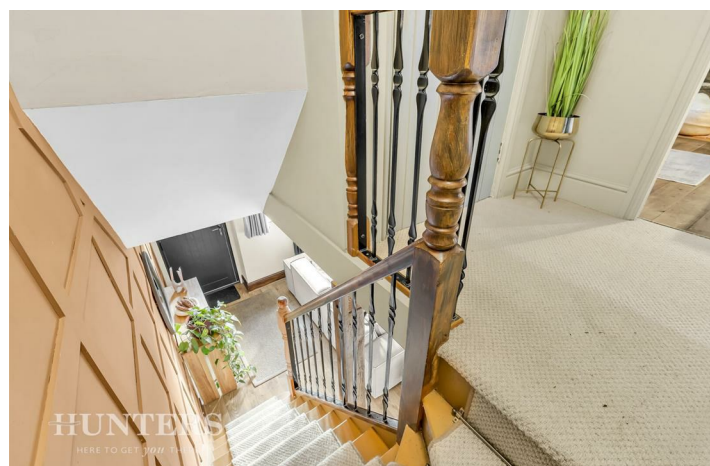


First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



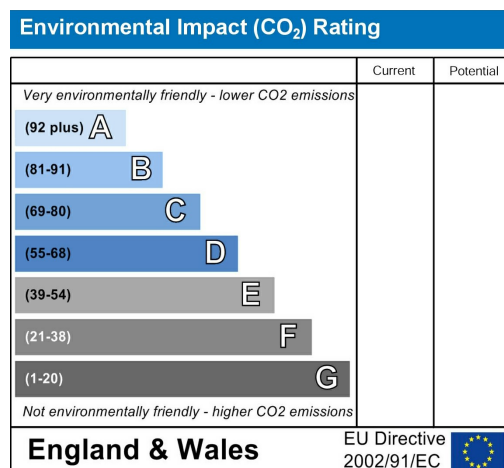
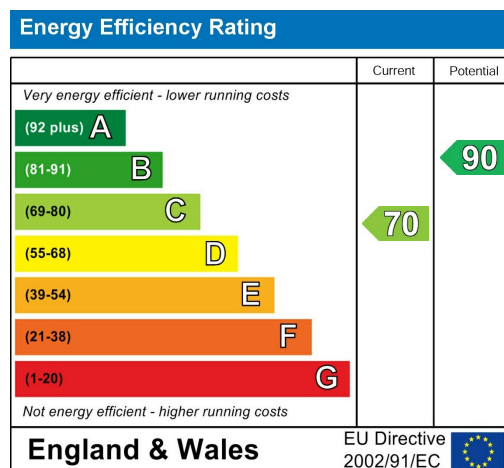
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







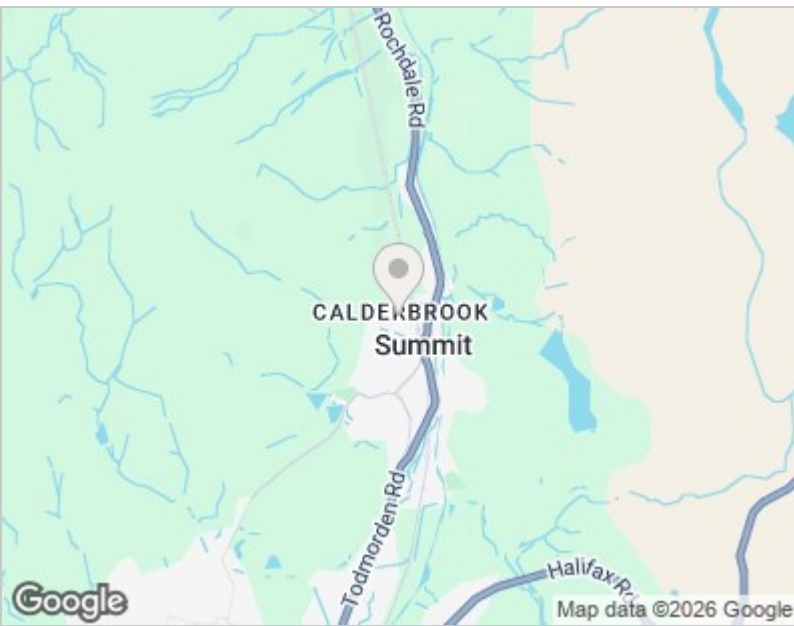
Energy Efficiency Graph



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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