

# HUNTERS<sup>®</sup>

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## Smithy Nook

Littleborough, OL15 9NF

£350,000



- DECEPTIVELY SPACIOUS DOUBLE-FRONTED CHARACTER COTTAGE
- ENCLOSED GARDEN & ADDITIONAL LAND OPPOSITE
- DINING KITCHEN & COSY LOUNGE WITH MULTI-FUEL STOVE
- COUNCIL TAX BAND C
- FREEHOLD
- PANORAMIC COUNTRYSIDE VIEWS
- GARAGE AVAILABLE (SEPARATE RENT) & SOUGHT-AFTER LOCATION
- THREE BEDROOMS & MODERN BATHROOM
- EPC RATING D

Tel: 01706 390 500

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Littleborough, OL15 9NF

£350,000



Deceptively spacious and full of character, this attractive double-fronted cottage enjoys breathtaking panoramic views over the surrounding countryside. The property beautifully blends period charm with thoughtful modern upgrades.

The accommodation briefly comprises an inviting entrance porch leading into a stunning dining kitchen, with a cosy lounge featuring an exposed stone fireplace and multi-fuel stove, creating a warm and welcoming focal point. The property further benefits from three well-proportioned bedrooms and a separate, tastefully updated bathroom.

Throughout the home, character features such as exposed beams and stonework add to its charm, while recent improvements—including a new kitchen, bathroom, flooring, and full redecoration—ensure a move-in-ready finish.

Externally, to the front is an enclosed cottage garden, along with an additional enclosed piece of land located on the opposite side of the road, offering a variety of potential uses—all enjoying the fabulous open views. The property also includes a single garage (available on a separate rent).

Located within one of Littleborough's most sought-after positions, yet still within easy reach of the village centre, the property provides convenient access to local shops, schools, amenities, and rail connections—making it an appealing choice for those seeking a semi-rural lifestyle without compromising on connectivity.

### Kitchen/Dining Room

18'2" x 13'1" (5.54 x 4.00 m)

Accessed via the porch to the front, the kitchen/dining room is a lovely space combining rustic charm and practicality. It features exposed ceiling beams and natural stone flooring, harmonising with sage-green cabinetry and wooden worktops. Appliances include an integrated dish washer, Belfast sink and a Ranger cooker. Two windows provide plenty of natural light and views over the surrounding countryside.

### Lounge

18'2" x 11'11" (5.54 x 3.63 m)

This charming lounge features a traditional stone fireplace with a wood-burning stove, set against a striking olive-green accent wall. The room is brightened by a large window offering delightful views, and the wooden flooring adds warmth and character to the space. Complemented by neutral-toned walls it creates a welcoming environment for relaxation.

### Rear Hall / Utility

15'8" x 16'5" (max) (4.77 x 5.01 m (max))

The rear hall and utility area feature charming exposed stone walls and flagstone flooring, creating a rustic feel. This space includes a door leading directly outside, allowing easy access. With space and plumbing for a washing machine.

### Landing

The first-floor landing provides access to all three bedrooms, the bathroom, and an inner hallway. It features wooden flooring and neutral walls, maintaining the home's warm and inviting character.

### Bedroom 1

18'2" x 10'6" (5.54 x 3.21 m)

The spacious master bedroom is a beautiful room featuring a striking stone fireplace with a

wood-burning stove. Natural wooden flooring runs underfoot and a window provides ample natural light and views over the surrounding countryside.

### Bedroom 2

10'9" x 11'8" (max) (3.27 x 3.55 m (max))

This bedroom offers a cosy double space with warm neutral walls and wooden flooring, complemented by a large window framing peaceful rural views.

### Bedroom 3

12'5" x 8'11" (3.77 x 2.73 m)

A smaller bedroom with soft neutral tones and wooden flooring, featuring a window overlooking the scenic countryside.

### Bathroom

7'1" x 7'10" (2.17 x 2.38 m)

The bathroom has a traditional feel with exposed stone walls and a green-tiled bath with overhead shower. A white pedestal basin and traditional high level WC complete the room. The flooring is a wood-effect, adding warmth to the space.

### Garden, Land, Garage & Parking

There is a small forecourt garden to the front with additional land located on the other side of the road which is an expansive, open green space with stunning views across the rolling countryside and moorland beyond. A single garage is currently used by the owners which is rented for a yearly fee.

### Material Information - Littleborough

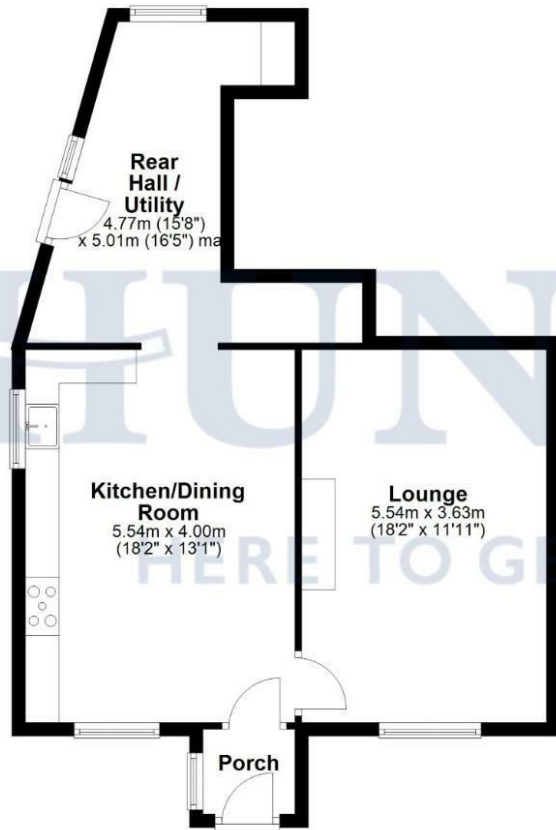
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

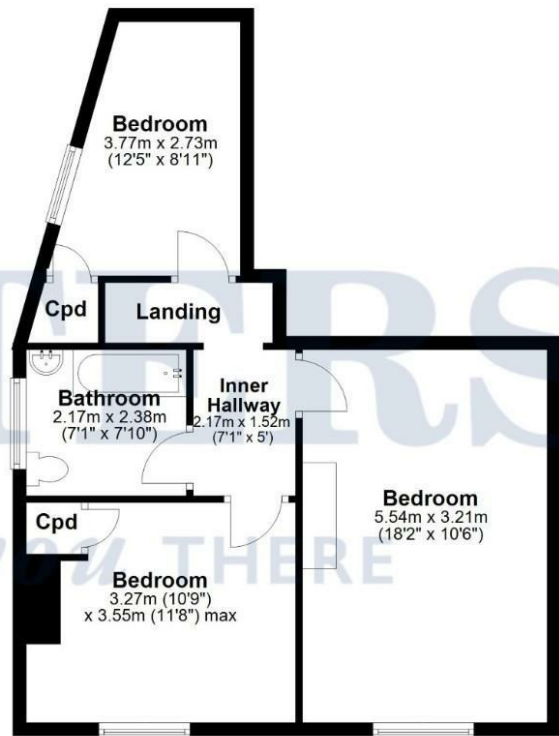
## Ground Floor

Approx. 58.6 sq. metres (630.8 sq. feet)



## First Floor

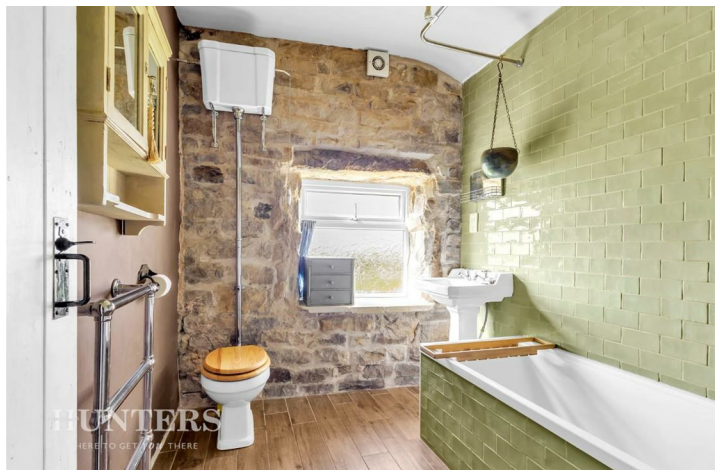
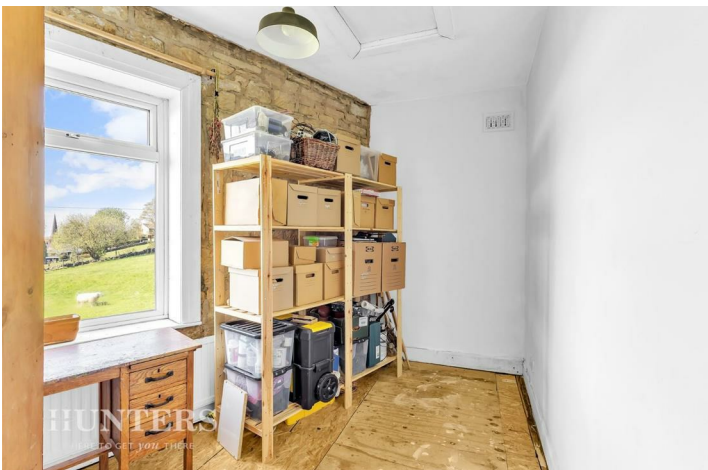
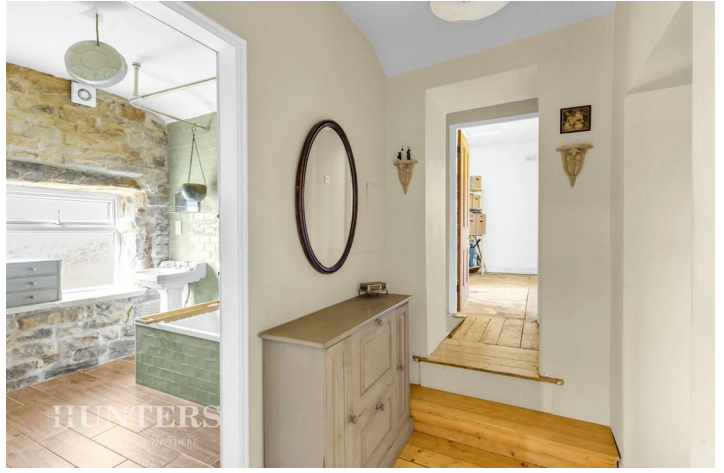
Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 116.2 sq. metres (1250.6 sq. feet)

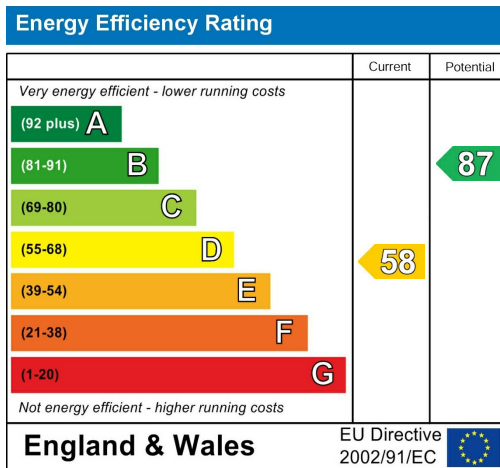
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







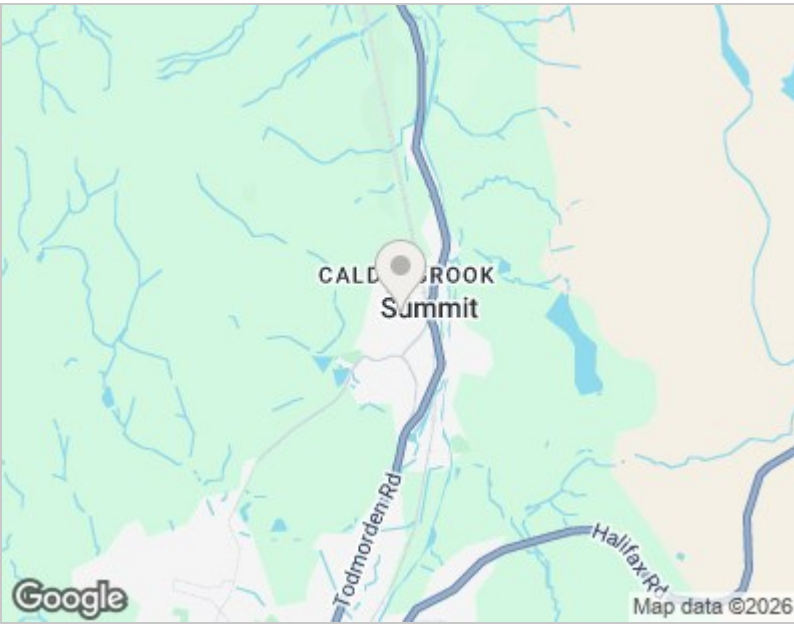
## Energy Efficiency Graph



## 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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