



Brown Cow Farm, Wardle Fold, Wardle
OL12 9NF

**Offers In Excess Of
£525,000**



HUNTERS[®]
EXCLUSIVE

Wardle Fold, Rochdale

DESCRIPTION

Hunters are thrilled to be able to offer to the market this truly stunning and idyllic stone built detached property that oozes charm and character around every corner. Located in a very desirable setting within the conservation area of Wardle village and only a few minutes walk from the beautiful Watergrove Reservoir. Internally there is plenty of living accommodation which is spacious with wonderful features including fireplaces, exposed stone walls, beamed ceilings and fabulous mullion windows. Briefly comprising of a welcoming lounge/dining room, separate large sitting room, modern breakfast kitchen, orangery, utility room and a downstairs shower room, all to the ground floor. To the first floor there are four bedrooms, master with en-suite and the family bathroom with a further attic room to the second floor. A beautiful looking property inside and out and all set within large gardens, with a cobbled driveway for plenty of off-road private parking and a double detached garage. A viewing truly is essential to fully appreciate this stunning location and the enviable amount of charming accommodation.



ROOMS

OPEN PLAN LOUNGE/DINING ROOM

33'0" x 13'10"

Spacious, yet cosy with a wonderful multi-fuel stove set within the fire place giving the room a fabulous focal point. The beamed ceiling stretches the full width to the dining room which is in good condition and adds charm and character throughout. Two windows to the front aspect with the newly installed front door. Plenty of space for a large family dining table.

SITTING ROOM

16'3" x 14'4"

A stone feature fireplace immediately draws your attention within this spacious reception room. With sliding doors to the rear garden and useful storage cupboards under the stairs.

BREAKFAST KITCHEN

16'5" x 14'4"

Modern range of quality base and wall units with integrated appliances which include a combination oven/microwave, dish washer and wine cooler, space for a range style oven and American style fridge freezer. Island breakfast seating with added storage. A modern kitchen within this charming room with mullion windows over looking the rear garden, and beamed ceiling.

ORANGERY

11'8" x 10'11"

A lovely additional accommodation with an outlook over the rear garden. Stone flooring and doors that open out.

UTILITY ROOM

11'9" x 8'2"

Useful room in any home with space and plumbing for white goods, sink and drainer unit and a new external door that leads to the front aspect.

DOWNSTAIRS SHOWER ROOM

9'1" x 3'10"

Three piece suite comprising of a low level WC, wash hand basin and shower.

FIRST FLOOR LANDING

14'4" x 5'8"

Providing access to the first floor rooms with a window to the rear aspect. A door leads to the staircase for the attic room.

MASTER BEDROOM

20'1" x 13'10"

Generous double bedroom with two sets of fitted wardrobes and two windows to the front aspect letting in plenty of natural light and a door to the en-suite.

EN-SUITE SHOWER ROOM

Three piece suite with a built in wash hand basin and WC with a separate shower and heated towel rail.

BEDROOM 2

13'10" x 11'3"

Another good sized double bedroom with further storage within the fitted wardrobes and a window to the front aspect.

BEDROOM 3

11'3" x 10'2"

Double bedroom with fitted wardrobes and a lovely outlook and view over the rear garden.

BEDROOM 4

16'5" x 7'5"

Ideal for a child's bedroom with a chimney breast and a window to the side aspect.

FAMILY BATHROOM

14'2" x 6'6"

Spacious modern four piece bathroom suite with a low level WC, wash hand basin, free standing bath and a large walk-in shower. Heated towel rail and tiled flooring. The mullion windows and beamed ceiling add character to this modern and quality fitted bathroom.

ATTIC ROOM

24'3" x 12'8"

A great addition and can be used for multiple purposes with eaves storage and a Velux sky light.

GARDENS



The property benefits from beautiful gardens, with plenty of space for a young family to enjoy or a keen gardener to landscape. With seating areas and lawns along with well established plants and shrubs.

GARAGE & DRIVEWAY

18'8" x 17'7"

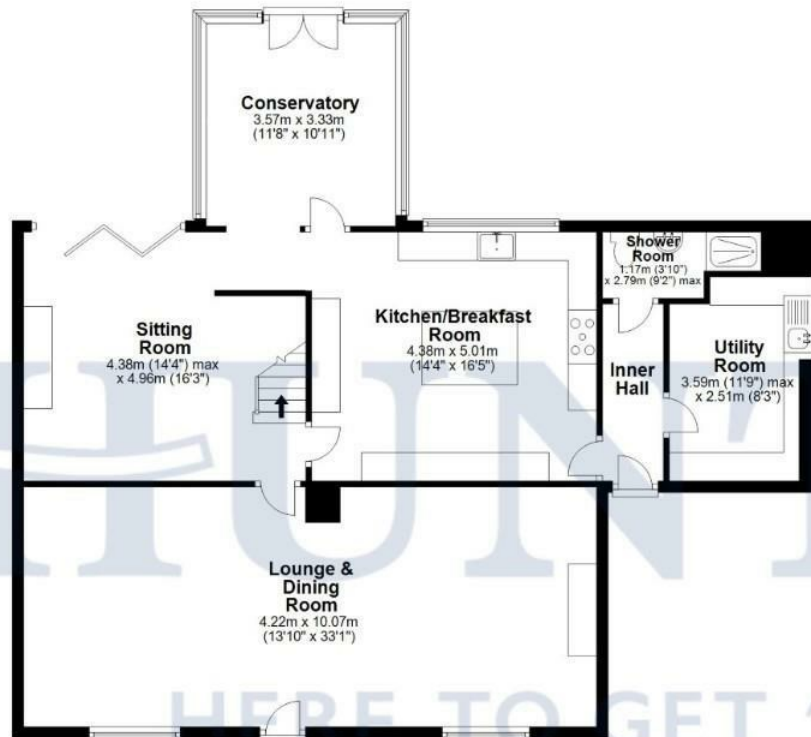
Cobbled driveway to the front providing off road parking with the side lane leading to a detached double garage which has power and light.

Material Information - Littleborough
Tenure Type; Freehold
Council Tax Banding; Band F



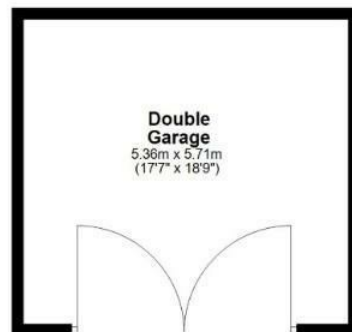
Ground Floor

Approx. 116.4 sq. metres (1252.5 sq. feet)



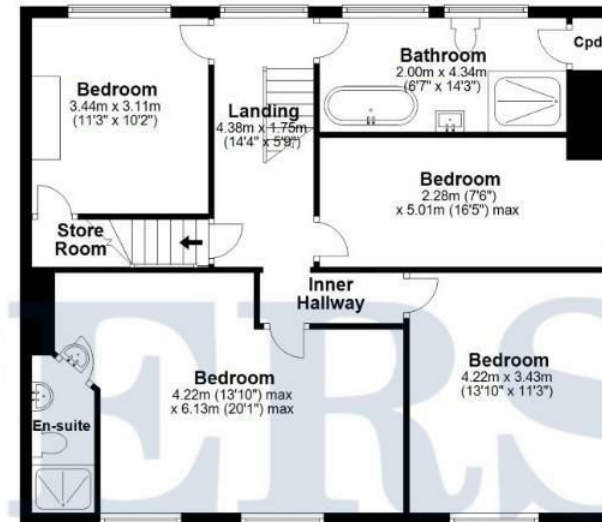
Outbuilding

Approx. 30.6 sq. metres (329.4 sq. feet)



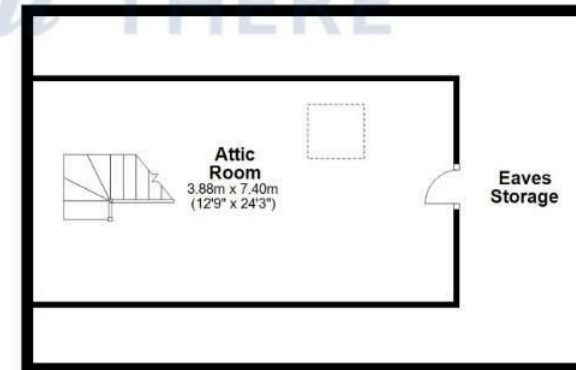
First Floor

Approx. 87.6 sq. metres (942.7 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



Total area: approx. 263.2 sq. metres (2833.3 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

85 Church Street, Littleborough, OL15 8AB | 01706 390 500 | littleborough@hunters.com

HUNTERS®
EXCLUSIVE

