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Ealees

Littleborough, OL15 0HJ

Offers In Excess Of £650,000

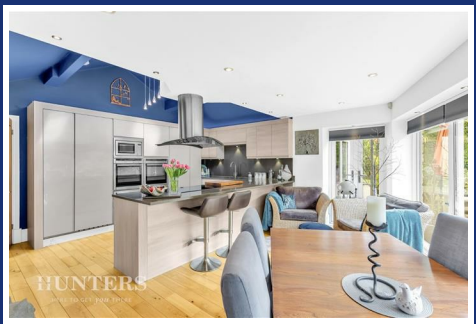
3 2 1 C

- RARE DETACHED THREE BEDROOM PROPERTY
- IDYLLIC EALEES LOCATION WITH EASY ACCESS TO TRAIN STATION
- GATED SECURED DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS
- FREEHOLD
- SOLD WITH NO ONWARD CHAIN
- APPROX. FOUR ACRES OF STUNNING GARDENS, GROUNDS & WOODLAND
- TWO BATHROOMS & UTILITY ROOM
- EPC RATING C
- COUNCIL TAX BAND C

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A rare opportunity to acquire this exceptional detached three double bedroom property, set within approximately four acres of stunning gardens and private woodland. Nestled in the secluded and highly sought-after area of Ealees, this beautiful home offers a perfect balance of rural tranquillity and everyday convenience, with a picturesque stream running through the gardens creating a peaceful and idyllic setting.

The property was significantly extended and renovated including a full rewire and new central heating system by the current vendors in 2014, effectively doubling its original size to create a spacious, light-filled home finished to a high standard throughout.

Internally, the accommodation is both spacious and versatile, comprising a welcoming entrance hall leading through to a stunning open-plan kitchen dining room, complete with high-quality cooking Neff appliances. This space flows effortlessly into the impressive living area, where a feature wood-burning stove provides a cosy focal point enjoyed from the lounge and dining area. Expansive full-length windows with sliding doors span this side of the property perfectly framing the surrounding gardens and woodland while flooding the space with natural light and seamlessly connecting indoor and outdoor living with an expansive decked area. The generous master bedroom benefits from a stylish en-suite and walk-in wardrobe, while two further well-proportioned double bedrooms offer flexible accommodation. A modern family bathroom and separate utility room complete the layout.

Externally, the property boasts beautifully maintained gardens, woodland walks, and a tranquil stream, offering a truly unique outdoor lifestyle. There is a secure driveway with ample parking for multiple vehicles.

Despite its private setting, the property is within walking distance of the train station, Littleborough village, with scenic walks to Hollingworth Lake and the M62, a short drive.

Kitchen / Dining Room

This delightful open-plan kitchen and dining area is filled with natural light, thanks to large glass windows, doors and skylights set into a striking blue vaulted ceiling. The kitchen is fitted with modern cabinetry in a soft neutral tone, complemented by a peninsula island topped with dark crushed stone and quartz, which incorporates a stylish extractor hood and Neff double induction hob. Complete with high-quality 2 x Neff individual slide and hide ovens, 2 x Neff warming drawers, Neff microwave. Included, a larder fridge, dishwasher, larder freezer, dishwasher, all integrated elegantly designed whilst being functional.

The dining space enjoys views over the garden through the floor-to-ceiling windows and double sliding doors. Light wood flooring runs throughout, enhancing the airy feel of the space, which seamlessly connects to the adjacent living area.

Living Room

Stepping down slightly from the dining area, the living room offers a spacious room arranged around a modern, central three sided glass fronted wood burning stove and tinted glass hearth with a bold blue surround. The large sliding doors and high-level glazing bring in plenty of daylight while providing outstanding views of the grounds outside. The soft furnishings create a warm and inviting space ideal for relaxing or entertaining.

Utility Room

The utility room is fitted with sink and drainer, practical wooden cupboards offering ample storage, alongside space for laundry appliances. A door leads directly to the side of the property, providing convenient access. The room has a tiled floor and a radiator, making it both functional and comfortable.

Hallway

The hallway is bright and welcoming, decorated in soft tones with natural wood flooring. Quality fitted doors leading to various rooms in the home along with sky lights fitted within vaulted ceiling.

Bedroom 1

This spacious bedroom is filled with natural light from multiple windows, which look out over the garden. It features wooden flooring and a muted colour palette and has the benefit of a walk in wardrobe and en-suite facilities. The room offers plenty of space for large bedroom furniture, making it a peaceful and comfortable retreat.

Ensuite

The modern ensuite bathroom features a large walk-in shower with glass screen, a toilet, room extractor and a heated towel rail along with additional underfloor heating. Light-coloured tiles line the walls and floors, creating a clean, fresh atmosphere. A window allows in natural light and ventilation.

Bedroom 2

This double bedroom has a charming vaulted ceiling with exposed beams and is beautifully decorated. It is brightened by two windows that overlook the garden. Wooden flooring adds warmth, creating a cosy and functional space.

Bedroom 3

Another generous double bedroom which is currently set up as a study, painted in a calming blue and featuring a large window allowing plenty of natural light.

Bathroom

The family four piece modern bathroom suite is fitted with a bath, large walk-in shower with glass screen, and toilet, all set against beige tiled walls and floors. A window brings in natural light while a colourful patterned blind adds a touch of character. There is a fitted character style unit beneath the basin for storage, and the room is finished with modern fixtures and fittings.

Front Exterior

The gated, secure driveway and the front of the property are neatly presented with a tarmac and paved area suitable for parking several vehicles, enclosed by stone walls and bordered by shrubs and greenery. The single-storey stone cottage exterior blends beautifully with the natural surroundings and traditional architectural style of the area. A gated entrance offers privacy and security.

Grounds

The gardens and woodland provide a stunning natural setting with a large expanse of lawn bordered by mature trees, shrubs, and planting. A charming stream runs alongside the property, dividing the entire area linked by a solid wooden bridge adding to the peaceful, rural feel.

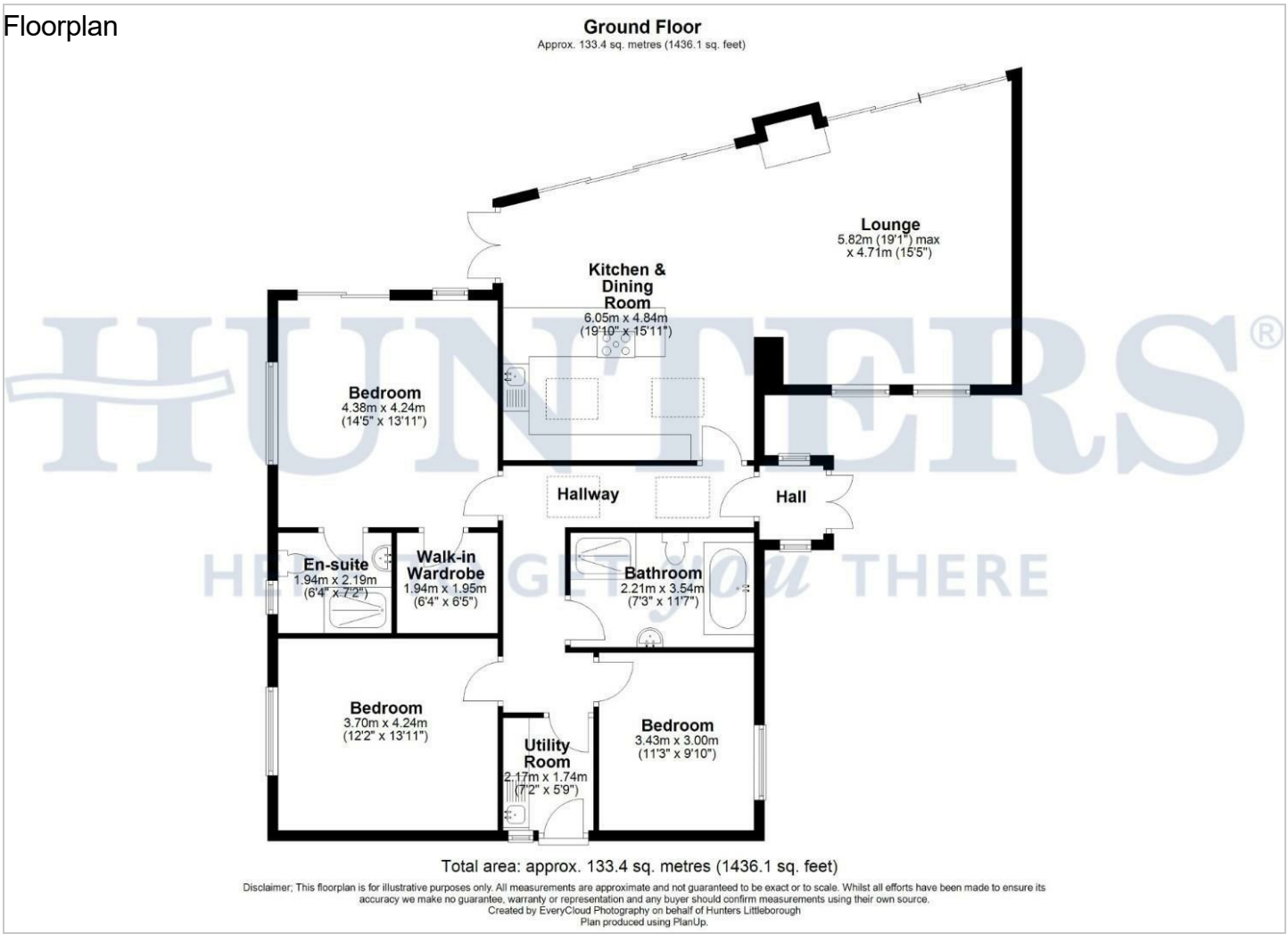
The garden features a number of seating areas including a walled, decked terrace running the full length of the property overlooking the stream, also leading to a private area covered with a wooden gazebo ideal for relaxation and dining, watching the visiting wildlife and views across the garden. A second substantial wooden gazebo with tiled roof provides an alternative private and comfortable seating area that enjoys the last evening sun.

Winding paths meander through the gardens, and woodland leading to secluded spots surrounded by greenery. The setting is ideal for enjoying the outdoors in privacy and tranquillity, with lovely views over woodland and natural landscaping.

Material Information - Littleborough

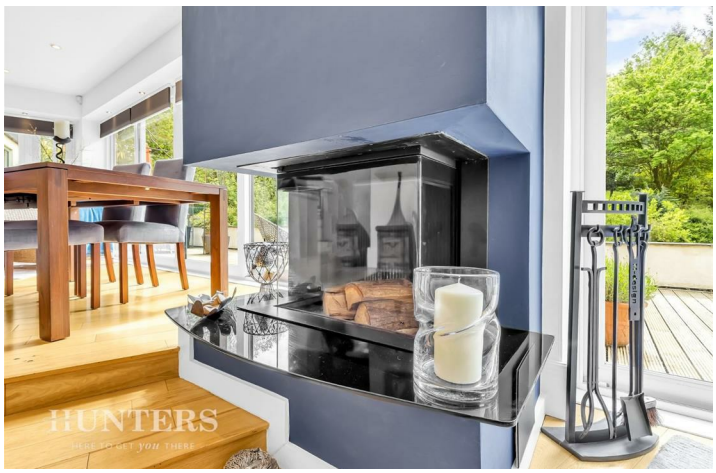
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



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.



















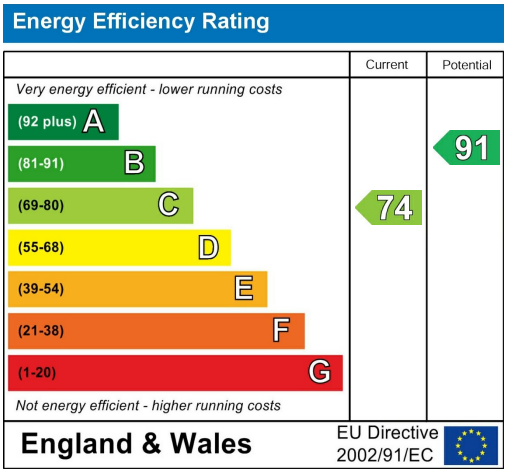


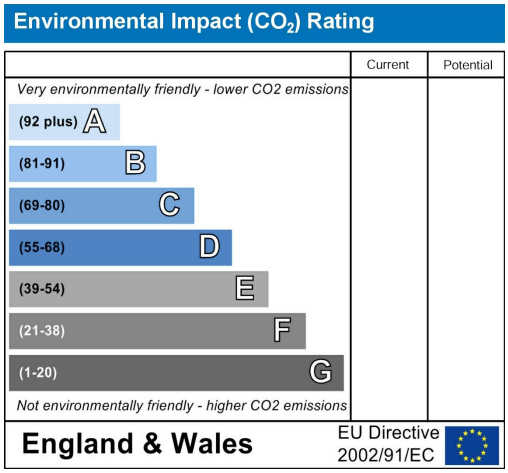






Energy Efficiency Graph





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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