

## Pike Fold Lightowers Lane, Littleborough, OL15 0LN

**£850,000**

### Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images

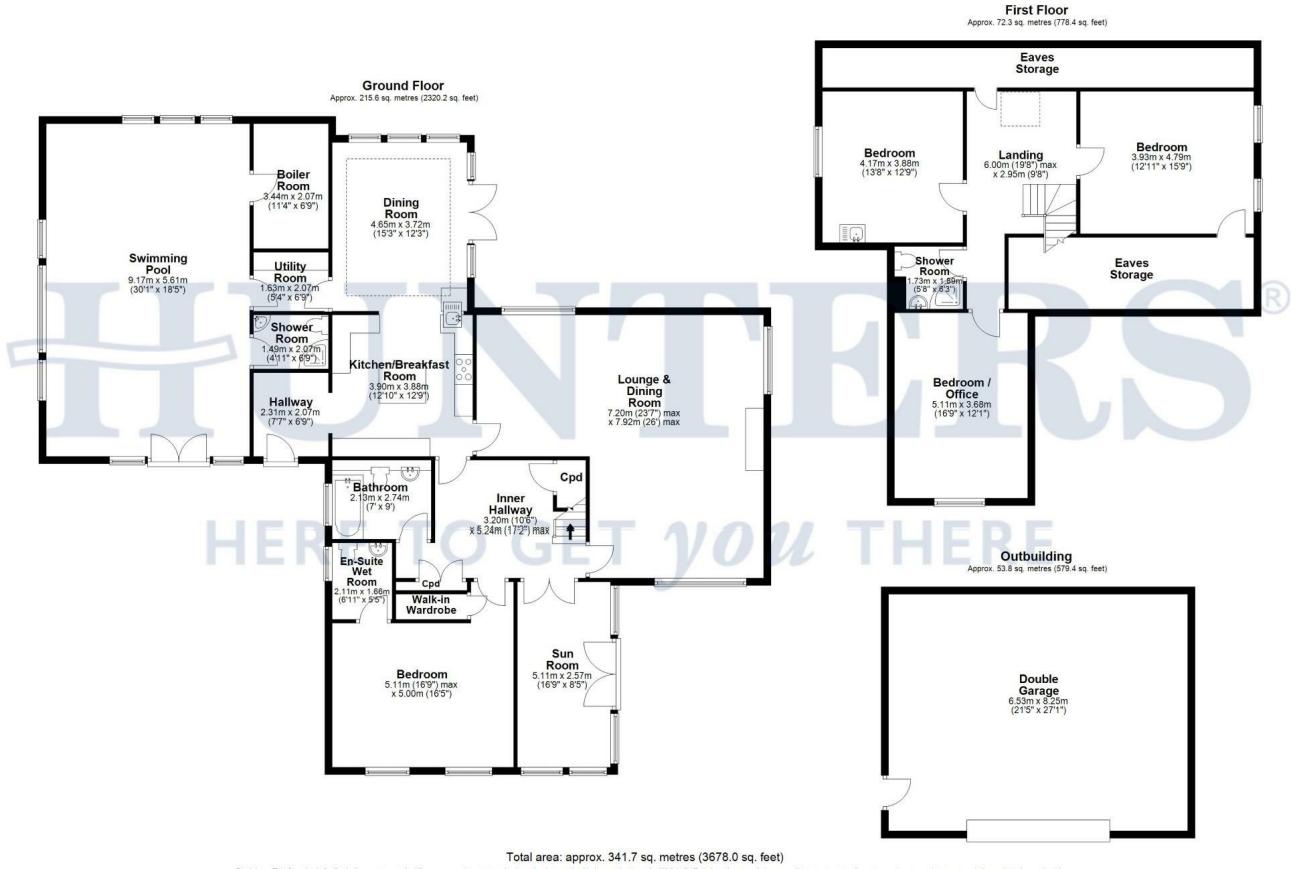


# HUNTERS®

HERE TO GET *you* THERE

## Property Images





A truly stunning detached executive residence, superbly positioned in a highly regarded and sought-after location on Lightowlers Lane. Occupying a generous and enviable plot, the property enjoys open views, beautiful surrounding countryside, and a high degree of privacy and tranquillity.

Lovingly owned by the current vendors for many years, this exceptional family home has been thoughtfully improved, most notably with the addition of an impressive indoor heated swimming pool and a beautiful orangery. The orangery floods the property with natural light and provides a superb additional living and entertaining space overlooking the gardens.

The accommodation is light, bright and spacious, beginning with a welcoming entrance hallway. The versatile ground floor comprises a substantial living and dining room, a well-appointed kitchen with breakfast room, utility room, the indoor heated swimming pool with shower facilities, and a generous master bedroom with en-suite, offering flexible living arrangements.

To the first floor are three further large double bedrooms, all well-proportioned, together with a family bathroom. Additional benefits include gas central heating and double glazing throughout.

Externally, the property is complemented by a detached double garage and beautifully maintained gardens surrounding the home, providing excellent privacy and outdoor space. The generous plot also offers potential for extension, subject to the necessary consents.

Lightowlers Lane is ideally located just outside Littleborough village, within easy reach of the mainline train station offering direct links to Leeds and Manchester, the M62 motorway, and a wide range of local amenities including schools, shops and supermarkets. The popular Hollingworth Lake is also nearby.

A truly delightful and unique property offering exceptional accommodation in a semi-rural setting. Early internal viewing is highly recommended to fully appreciate the space, setting and quality on offer.

### Sun Room

16'9" x 8'5"

This inviting sun room enjoys an abundance of natural light through its large windows and glass doors that open to the garden. Featuring a high vaulted ceiling and subtle stone accent walls, it is a bright and peaceful space for relaxation and a great first impression welcoming guests into the home.

### Entrance Hallway

The hallway provides a warm welcome with its elegant parquet flooring. The staircase leading to the first floor and doors to all downstairs accommodation.

### Lounge & Dining Room

23'7" x 26' max

Spacious and comfortable, this generous lounge and dining room offers plenty of space for both relaxation and entertaining. Large windows allow natural light to flood in from all angles, highlighting the classic decor and enough space to accommodate a dining area within the room.

### Kitchen/Breakfast Room

12'10" x 12'9"

A well-appointed kitchen complete with a central island that offers extra preparation space and casual seating. The kitchen opens through to a bright breakfast room with a vaulted glass roof and French doors to the garden, creating a light and airy atmosphere.

### Utility Room

5'4" x 6'9"

The utility room features practical white cabinetry and space for laundry appliances. This useful space supports the kitchen and daily household chores. A door leads through to the Swimming pool

### Swimming Pool

30'1" x 18'5"

A fully enclosed indoor heated swimming pool with a tiled surround and a recessed ceiling. Large windows and double doors open out on the garden, allowing natural light while maintaining privacy, offering a perfect place for year-round swimming and fantastic in the summer months for indoor outdoor entertainment.

### Shower Room Within Swimming Pool

4'11" x 6'9"

This enclosed shower room/changing room is ideal for use after swimming. Fully tiled with a corner shower enclosure, wash basin, and toilet, finished in neutral tones for convenience and practicality.

### House Bathroom

7' x 9'

The family bathroom features a spacious layout with a contemporary white suite, including a bathtub, wash basin, and toilet. It is fully tiled with a light and bright feel.

### Bedroom 1

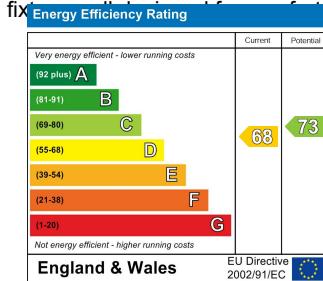
16'9" x 16'5" max

The master bedroom is a generous double room featuring quality fitted wardrobes and a large window that frames views of the garden. It benefits from an en-suite wet room and a further walk-in wardrobe, providing ample storage and private facilities.

### En-suite Wet Room

6'11" x 5'5"

The en-suite wet room is stylishly finished with tiled walls and a walk-in shower area, a contemporary basin set on a vanity unit, and modern



### Landing

19'8" x 9'8"

The landing on the first floor is bright and spacious with decorative wallpaper and carpet, providing access to the bedrooms and shower room, with access to eaves storage.

### Bedroom 2

13'8" x 12'9"

This double bedroom situated on the first floor enjoys views over the garden and the surrounding countryside, featuring neutral decor and a window that brings in plenty of natural light.

### Bedroom 3

12'11" x 15'9"

Another well-sized double bedroom with neutral tones and a window positioned to capture views of the garden and beyond, with the added benefit of fitted wardrobes and a vanity wash hand basin.

### Bedroom 4 / Office

16'9" x 12'1"

A flexible double bedroom on the first floor currently arranged as an office, with a high vaulted ceiling and built-in wardrobes/cupboards along one wall. A window offers natural light and views over the garden and beyond.

### Shower Room 2

5'8" x 4'11"

A shower room upstairs includes a corner shower, wash basin, and toilet, with tiled walls and flooring in neutral shades, suitable for guests or family use.

### Grounds

The property sits on a generous, well-maintained plot, that stretches out to mature trees and hedging, offering privacy and a lovely outlook over the surrounding countryside. There is a paved patio area for outdoor dining and seating off the breakfast room, and a further paved terrace to the side of the home which provides a charming outdoor space for dining or relaxing, with direct access to the swimming pool. Well cared for lawns surround the grounds, boasting well established plants, shrubs and trees. A large driveway leads to a double garage and provides ample parking space for many vehicles.

### Double Garage

21'5" x 27'1"

A detached spacious double garage with ample room for vehicles and storage, accessed via up and over doors and situated close to the driveway for convenience.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL TAX F

