

HUNTERS®

HERE TO GET *you* THERE



Gorpley Lane

Cloughfoot, Todmorden, OL14 7HU

£759,995

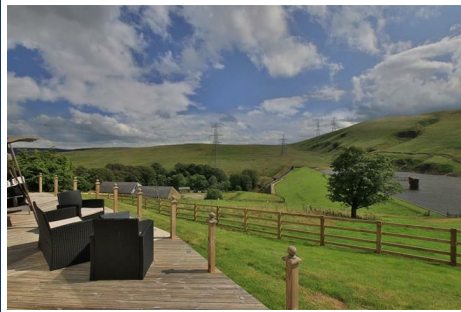
 3  2  1  D



The Keepers Lodge And Howroyd Barn Gorpley Lane

Cloughfoot, Todmorden, OL14 7HU

£759,995



INNER HALLWAY

with built in storage cupboards, and access to the roof space.

LOUNGE

16'3" x 25'4" (4.95 x 7.72)

a stunning and spacious room with the centrepiece being the large picture window which showcases the superb countryside aspect with views of Gorpley reservoir, and the doors out to the large decking area. There is also a feature brick fireplace and stone hearth which accommodates an open fire, and ceiling spotlights.

DINING KITCHEN

14'8" x 19'0" (4.46 x 5.78)

a superb open plan dining kitchen with countryside views, high quality fitted base and wall units incorporating a Rayburn combination range oven, conventional built in double oven, microwave and hob, integrated fridge and dishwasher, laminate floor and spotlighting.

KITCHEN AREA

KITCHEN AREA

DINING AREA

DINING AREA

MASTER BEDROOM

13'11" x 16'3" (4.23 x 4.95)

an extremely attractive principal bedroom with en suite facilities, double doors leading out to the decked patio, built in wardrobes, real oak flooring, and spotlighting.

EN SUITE SHOWER ROOM

3'11" x 14'7" (1.19 x 4.45)

luxury fittings comprising shower cubicle, wall mounted basin, low suite wc, fully tiled walls with heated tiled floor, chrome towel radiator and spotlighting.

BEDROOM 2

9'10" x 14'0" (3 x 4.27)

double bedroom at the rear of the property with garden views.

BEDROOM 3

9'9" x 13'5" (2.96 x 4.09)

third double bedroom, also with garden views, and access to a boarded loft space.

BATHROOM

6'4" x 11'7" (1.93 x 3.53)

spacious family bathroom with rolled top bath, pedestal basin, low suite wc, electrically heated tiled floor, towel radiator, and spotlighting.

GARDEN / LAND

the property has attractive lawned gardens to all sides, with a stone built patio, and a simply awesome decking area overlooking the reservoir and open countryside.

In addition there are two paddocks which make up the remainder of the 10 acre (approximately) site.

Title plans are available upon request.

GARAGE

stone built detached garage converted from the original farmhouse. There is additional private parking for numerous vehicles within the grounds. Power and light is supplied.

Tel: 01706 390 500

DIRECTIONS

leave Todmorden on the A6033 signposted Littleborough and Rochdale, turning right under the railway arches into Bacup Road. Proceed for approximately one mile, turning left into Gorpley Lane, which is directly opposite Sourhall Road. Follow this road up the hill and continue to the right, taking the right hand fork onto the private road which leads to Keepers Lodge.

SERVICES

The property is served by oil central heating, natural spring water, septic tank drainage, and mains electricity.

DETACHED BARN

detached stone barn which dates back to circa 1645, and which has planning permission for a four bedroomed conversion. The barn already has it's own power, light, and water supply, (Planning Reference number 18/00534/FUL, consent given 18/11/2018, expires 18/11/2021).



Road Map



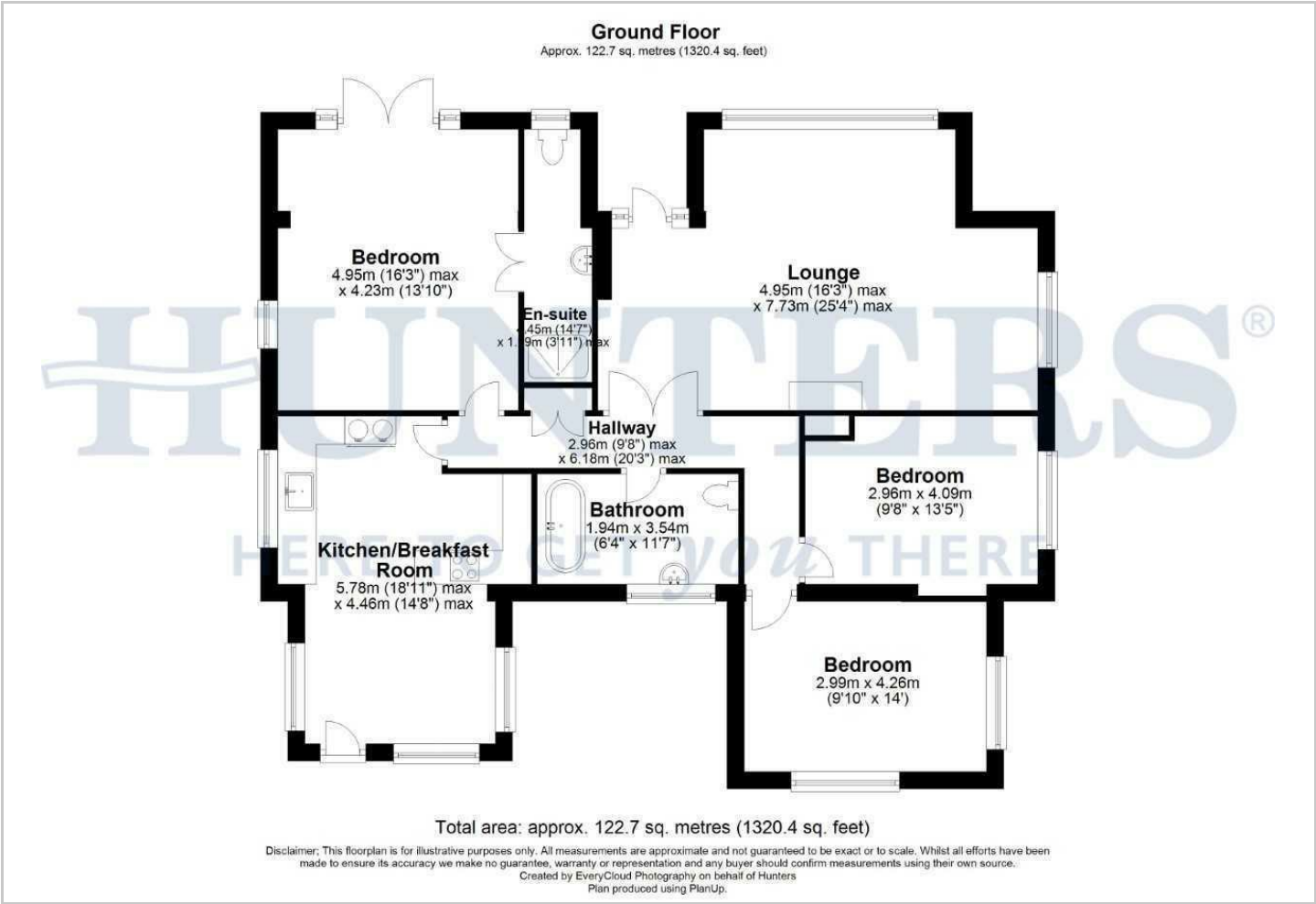
Hybrid Map



Terrain Map



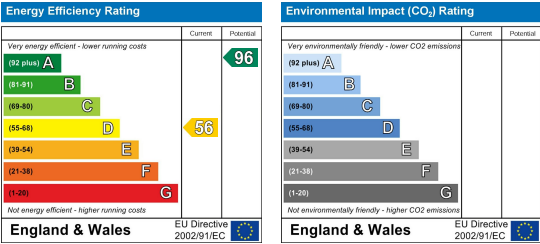
Floor Plan



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.

Energy Efficiency Graph



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.