

# HUNTERS®

HERE TO GET *you* THERE



## Mantley Lane

Denshaw, Oldham, OL3 5TE

Offers Over £950,000



- SOUGHT AFTER LOCATION
- 4 DOUBLE BEDROOMS
- ELECTRIC HEATING
- APROX 7.1 ACRES
- STUNNING VIEWS

- LARGE FARM HOUSE
- 2 LARGE RECEPTIONS
- UPVC DOUBLE GLAZING
- AMPLE PARKING AND DOUBLE GARAGE
- COUNTRYSIDE LOCATION

Tel: 0161 669 4833

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Nestled within the picturesque countryside of Denshaw in Saddleworth, Hearthy Hill Farm presents a modern farmhouse retreat offering stunning open views and spacious accommodation, perfectly suited for a wonderful family lifestyle. Accessed via the charming Mantley Lane and a private road leading up to the house, this property welcomes you with its idyllic location.

Step inside this substantial detached farmhouse and experience the luxury of generous family living spaces adorned with a contemporary interior. The ground floor encompasses an inviting entrance hallway with open plan stairs, a cozy lounge, a versatile family room/office, an expansive open plan kitchen diner, a utility room, and a guest WC. Moving to the first floor, you'll discover four double bedrooms, each providing refreshing open aspect views to the front. The master bedroom boasts a walk-in wardrobe and en-suite space, while bedroom 2 also features its own en-suite. Completing the upper level is a master bathroom, offering convenience and comfort for all.

An added advantage is the attached barn at the rear, partially converted and brimming with potential to expand the living space, enabling you to create a personalized haven. Outside, ample parking and a double garage are conveniently located on the entrance side of the property. On the opposite side, a small stable block awaits, presenting an opportunity for cosmetic enhancements.

The highlight of this farmhouse is its captivating open aspect frontage, capturing your attention and offering a breathtaking backdrop. Enjoy the outdoors on the composite decking or artificial grass areas, perfect for family gatherings and entertaining, creating cherished memories.

Embrace the tranquility and beauty of Hearthy Hill Farm, where modern comforts and scenic surroundings harmonize to provide an exceptional living experience. EPC Rating D

### Entrance Porch

Upvc entrance door and window.

### Entrance Hallway

Open plan stairs leading to first floor landing. Electric heater.

### Lounge

17'4" x 17'4" (5.3m x 5.3m)

Wooden flooring, Upvc double glazed window, electric heater.

### Family Room/Office

17'4" x 17'4" (5.3m x 5.3m)

Vaulted ceiling with exposed beams, built in bar area, wooden flooring, electric heaters, Upvc double glazed window to the rear and 2 x Upvc French doors to the front leading on the composite decking arear.

### Dining Room

17'4" x 14'1" (5.3m x 4.3m)

Karndean flooring, Upvc double glazed widnow, open plan to kitchen.

### Kitchen

14'9" x 12'5" (4.5m x 3.8m)

Modern wall and base units with centre island and granite work tops, integrated microwave & dishwasher, range cooker with extractor over. Upvc double glazed window, electric heater and karndean flooring.

### Utility Room

10'5" x 9'10" (3.2m x 3.0m)

Fitted cupboards and work surfaces, plumbing for washing machine and space for tumble dryer. 2 x Upvc double glazed windows.

### Guest WC

Low level wc & wash hand basin.

### Storage Room

### Bedroom 1

17'4" x 12'9" (5.3m x 3.9m)

With a large Upvc double glazed window offering great views, electric heater and large walk in wardrobe.

### En-Suite Space

Stripped out and ready to be re-fitted.

### Bedroom 2

17'4" x 9'6" (5.3m x 2.9m)

Upvc double glazed window, electric heater.

### En-Suite

3 piece suite comprising corner shower enclosure, wash hand basin and low lecel wc. Wall and floor tiles.

### Bedroom 3

15'1" x 14'1" (max) (4.6m x 4.3m (max))

Upvc double glazed window, electric heater.

### Bedroom 4

15'1" x 14'1" (max) (4.6m x 4.3m (max))

Upvc double glazed window, electric heater.

### Bathroom

10'2" x 5'6" (3.1m x 1.7m)

4 piece suite comprising freestanding bath, shower enclosure, wash hand basin and low level wc. Wall and floor tiles, extractor fan and electric heater.

### Rear Barn

40'4" x 40'4" (12.3m x 12.3m)

Partly converted and offers excellent potential to be used for a variety of uses depending on the needs of the buyer.

### Double Garage

2 x Up and over doors to the front.



Floorplan



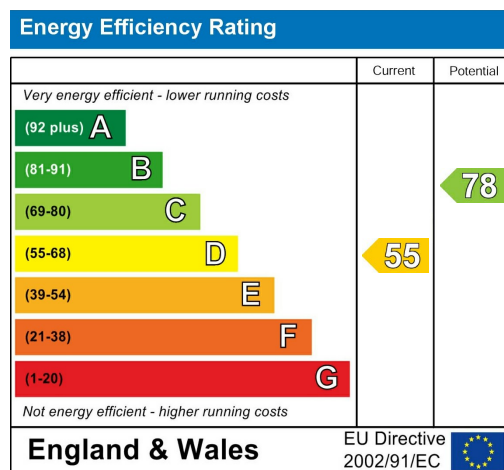








## Energy Efficiency Graph

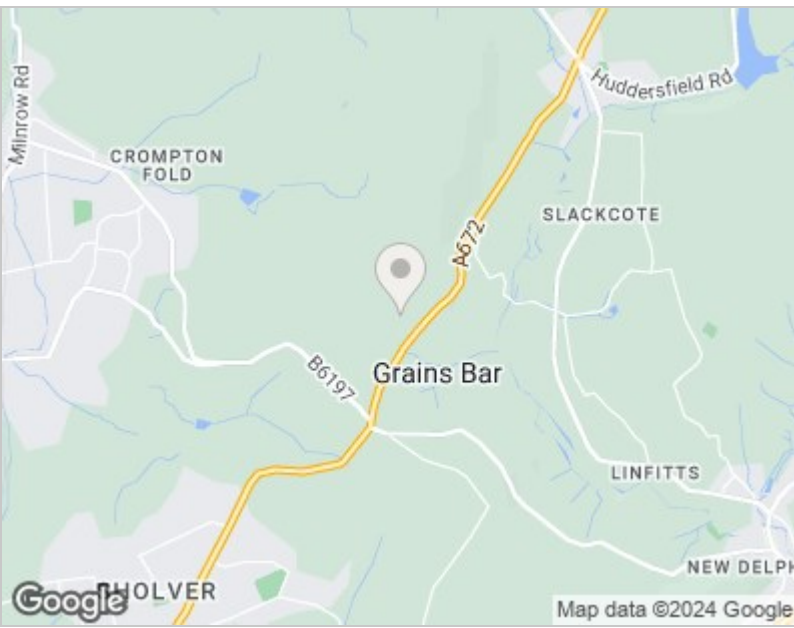


## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 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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