



2 Ashfield House

Off Cooper Street, Springhead

£400,000

- Grade II Listed House
- Four Bedrooms (One En-Suite)
- Two Reception Rooms
- Recently Installed Kitchen
- Detached Double Garage With Wc
- Amazing Character Features
- Onward Views To Hartshead Pike
- Large Room Sizes



Dating back to 1660, Ashfield House is a Grade II listed house with character in abundance. The living accommodation on offer is over three floors and makes the perfect family home. With four bedrooms, two reception rooms plus study room and detached double garage there is a lot of living space on offer.

Internally comprising of entrance hallway, lounge, dining room and fitted kitchen to ground floor. Stairs lead up to the first floor from the hallway and leads to three double bedrooms, study room and family bathroom. From the kitchen you can access the lower ground floor bedroom which is fitted with En-Suite.

Parking is plentiful with numerous off road parking areas leading to detached double garage. The double garage is a great space and could easily be used as an annex with fitted wc, plumbing and fitted wall & base units. There is a front patio area which is a good size along with side lawn garden.

This hamlet of just a handful of houses is well positioned to nearby amenities including Co-Operative store, Bars, Restaurants and countryside walks in neighbouring villages. Highly regarded Infant, Junior and Secondary Schools are within easy reach from the property.

Additionally with this property, there is development potential by means of creating an additional dwelling on the side lawn for a two bedroom detached bungalow, subject to the relevant planning approvals.

The home is gas fired central heated and also has feature log burning stoves in the lounge and kitchen. The current homeowners have made improvements including new fitted kitchen & creating a study room to the first floor.

Internal inspection is highly warranted and not to be missed, call Kirkham Property to book a viewing.

ENTRANCE HALL

Accessed via a secure hardwood entrance door and with dual aspect hardwood double glazed windows, fitted carpeting, radiator.

LOUNGE

14' 9" x 14' 1" (4.51m x 4.30m) With fitted carpeting, hardwood double glazed window with onward views to Hartshead Pike, feature log burning stove with stone surround, two radiators, exposed beams.

DINING ROOM

14' 11" x 13' 9" (4.56m x 4.20m) With hardwood double glazed window, fitted carpeting, radiator, feature fire and surround.

KITCHEN

15' 11" x 14' 3" (4.87m x 4.36m) A recently fitted kitchen

with a range of modern wall and base units, coordinating wood work surfaces, integral Neff double oven, 5 ring induction hob with stainless steel extractor hood, integrated dishwasher, wine cooler, space for American Fridge/Freezer, 1 1/4 stainless steel sink and drainer, feature cast iron log burner stove and surround, hardwood double glazed windows to front and rear, tiled flooring, Vaillant combi boiler cupboard, secure door to rear garden.

LOWER GROUND FLOOR

BEDROOM

14' 7" x 13' 3" (4.47m x 4.05m Max) This large bedroom has fitted carpeting, double glazed window, radiator, access to En-Suite.

ENSUITE

6' 9" x 4' 2" (2.07m x 1.28m) Comprising three piece suite of low level wc, vanity hand wash basin, walk in shower cubicle, heated towel rail, fully tiled walls and floor, double

glazed hardwood window.

FIRST FLOOR LANDING

With dual aspect hardwood double glazed windows, carpeting.

BEDROOM

15' 3" x 14' 9" (4.65m x 4.51m) Featuring hardwood double glazed window to front with fantastic onward views to Hartshead Pike, carpeting, radiator.

BEDROOM

15' 2" x 9' 10" (4.63m x 3.01m) With fitted carpeting, radiator, double glazed hardwood window to rear.

STORE

A useful space for storing bedding, towels etc.

BEDROOM

10' 10" x 10' 7" (3.31m x 3.23m) With double glazed

hardwood window to rear, carpeting, radiator.

BATHROOM

14' 0" x 4' 10" (4.28m x 1.49m) Comprising three piece suite of low level wc, hand wash basin, panelled bath with shower over and screen, tiled walls, dual aspect double glazed windows, radiator.

STUDY

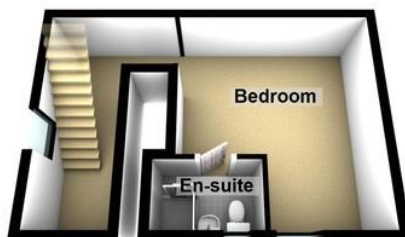
6' 10" x 6' 8" (2.09m x 2.05m) A useful room with space for desk, carpeting, radiator and double glazed hardwood window.

DOUBLE GARAGE

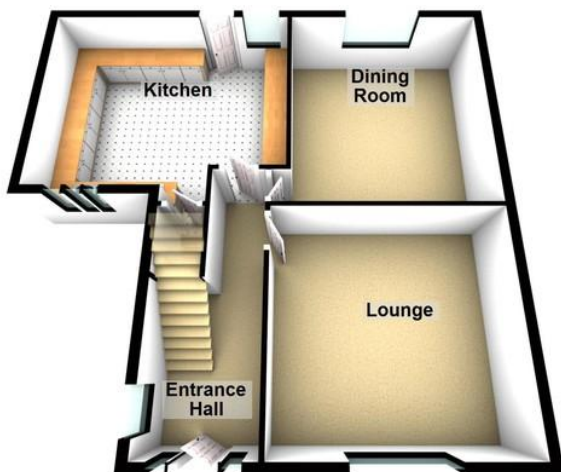
21' 0" x 16' 6" (6.42m x 5.04m Max) Accessed via a remote roller shutter door, the garage has plumbing, heating, power and light. There are fitted base & wall units with stainless steel sink and drainer and this space could be easily used as a man cave or as an annex to the house. There is also a wc room installed.



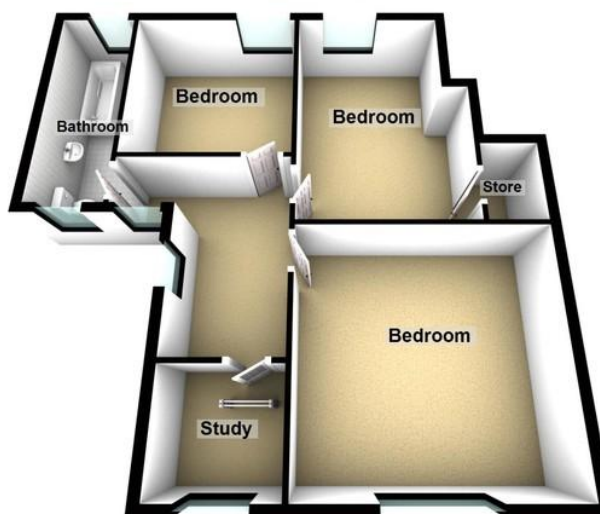
Lower Ground Floor



Ground Floor



First Floor



GARAGE WC

3' 9" x 2' 8" (1.16m x 0.83m) With low level wc, hand wash basin, heated towel rail.

EXTERNALLY

Parking is available with the home via the garage, additionally there is parking space around the property. Garden spaces are to the front and side, a well maintained front patio area offers space for outside table and chairs perfect for summer months. There is a good sized side lawn as well which offers ample living space externally.

ADDITIONAL INFORMATION

TENURE: Leasehold, £100 per annum. 999 year lease from 2004 - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

PLEASE NOTE: There is a dwelling above half of the first floor accommodation.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm