



Thorpe Lane

Scouthead, Saddleworth

£475,000

- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Approximately 1.45 Acre Plot
- Fantastic Panoramic Views
- Double Garage & Gated Driveway
- Rural Location
- Energy Rating D



Presented to the market in an immaculate condition throughout is this three bedroom semi detached cottage in a rural location at Scouthead. A unique opportunity for the prospective buyer with equestrian facilities included and approximately 1.35 acres of grazing land in addition to gated driveway parking for up to 6 cars and a double garage with enough room to house 3-4 cars.

Internally comprising entrance hallway, lounge, dining room and kitchen to the ground floor. The first floor landing leads to three large double bedrooms and family bathroom with roll top bath.

Externally, you will find a front forecourt area leading to entrance door. There is gated driveway parking to the side for multiple vehicles leading to double garage

with power, lighting and water supply. There are three stables and hay store/tack room in addition to the grazing land available. From the elevated grazing land you can experience panoramic countryside views stretching from Dovestones to Manchester and further to North Wales on a clear day.

The homeowners have presented the property immaculately to the market and has been improved by installing smart heating and full CCTV. The home is gas central heated via a Baxi combi boiler and double glazed throughout. Located on Thorpe Lane at Scouthead, the home is part of a small hamlet setting with just a handful of neighbouring properties and stunning uninterrupted views from all angles internally and externally.

Internal inspection is highly warranted for this stunning country cottage. To book in a viewing, call Kirkham Property today.

HALL

Accessed through a uPVC double glazed entrance door and with tiled flooring.

LOUNGE

20' 9" x 13' 2" (6.33m x 4.02m) With tiled flooring, three triple aspect uPVC double glazed windows, cast iron wood burning stove, exposed beams, two radiators.

DINING ROOM

13' 5" x 12' 9" (4.09m x 3.91m) With tiled flooring, uPVC double glazed window, feature wood burning stove, exposed beams, radiator.

KITCHEN

17' 0" x 11' 8" (5.20m x 3.57m) Fitted with a range of wall and base units, coordinating worktops, 1 1/2 stainless steel sink and drainer, electric oven, gas hob, stainless steel extractor hood, space for dining table and chairs, plumbing for washing machine & dishwasher, two uPVC double glazed windows, tiled flooring, radiator, uPVC double glazed door to rear.

LANDING

With fitted carpeting.

BEDROOM

20' 8" x 13' 3" (6.31m x 4.06m) With fitted carpeting, two radiators, three uPVC triple aspect

double glazed windows, airing cupboard housing boiler, loft access.

BEDROOM

14' 0" x 10' 5" (4.27m x 3.18m) With fitted carpeting, radiator, uPVC double glazed window with front facing onward views towards Saddleworth landscape.

BEDROOM

12' 7" x 9' 9" (3.85m x 2.99m) With fitted carpeting, radiator, two uPVC double glazed windows with rear facing views, loft access.

BATHROOM

12' 1" x 6' 9" (3.69m x 2.07m) Comprising low

level wc, hand wash basin, double shower cubicle, feature roll top bath, radiator, heated towel rail, partly tiled walls, fully tiled floor, two uPVC double glazed windows.

DOUBLE GARAGE

28' 1" x 18' 0" (8.56m x 5.50m) Accessed via a remote roller shutter door and with water supply, electric, lighting, uPVC double glazed side window.

EQUESTRIAN

There are three stables with the plot and hay store/tack room which are located behind the double garage.





GARDENS AND LAND

The front of the property is a forecourt area enclosed with drystone boundary wall. The driveway (located to the side of the house) is gated and has enough space to house multiple vehicles, in addition to the double garage. The property is sat on a plot of approximately 1.45 acres with roughly 1.35 acres of grazing land, from which you can capture panoramic views from Saddleworth and the Pennines all the way round to Manchester and North Wales on a clear day.

ADDITIONAL INFORMATION

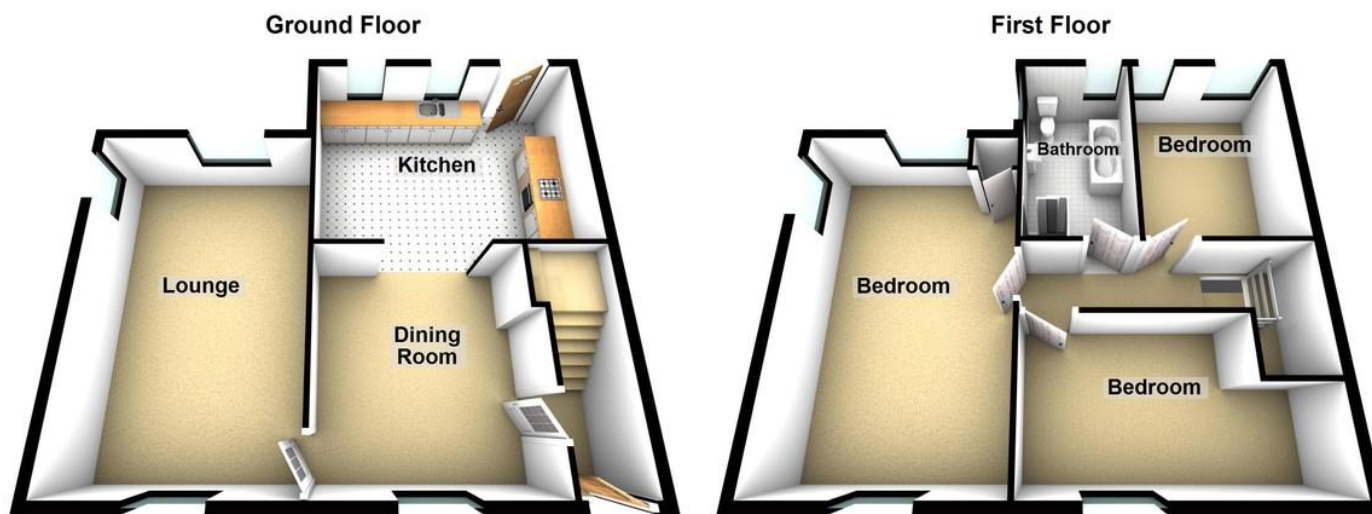
TENURE: Freehold - Solicitor to confirm details.

DRAINAGE: To a private septic tank located behind the garage.

HEATING: Gas Fired Central Heating via a Baxi Combi boiler and smart heating installed.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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