



Huddersfield Road

Scouthead, Saddleworth

£1,200,000

- Detached Georgian House (1805)
- Five Bedrooms
- 3.5 Acres Of Land & Pond
- Annex With Gym & Cinema Room
- Detached Double Garage
- Electric Gated Access
- Saddleworth's Finest Views
- No Onward Chain





Having undergone a comprehensive programme of renovations by the current owners, Pastures House is a substantial property with approximately 3.5 acres of land and an Annex building. Situated on a large plot with parking for over 10 cars, some of the best views in Saddleworth are on offer from the home and reach as far as the Peak District. Just a few of the renovation works done by the owners include a re-roof, re-wire, new double glazing, new imprint driveway, landscaping and electric gating to name just some of the works done.

Pastures House dates back to 1805 and still includes original period features such as ceiling alcoves, high ceilings, window shutters and staircase.

Internally comprising of entrance hallway, lounge, sitting room, bedroom, kitchen, dining room, utility, study and wc to the ground floor. A basement has two useful rooms for extra storage. The first floor landing leads to four double

bedrooms, bathroom and wc. All bedrooms are fitted with wardrobes.

The property also boasts extra versatile space by means of an Annex. In the current layout there is a gym, office, bar and cinema room.

Parking is plentiful. There is a double garage which is powered, has lighting and heated via an electric storage heater and is accessed via double glazed bi-folding doors.

There is a wide array of outdoors space on offer and this is a mixture of AstroTurf to the front, a paved wooden gazebo and approximately 3.5 acres of land. This leads down to a pond which is spring fed and has drainage out to ensure this doesn't overflow.

#### ENTRANCE VESTIBULE

Accessed via a composite entrance door and with original entrance porch with tiled floor and period stained glass.

#### HALLWAY

With ornate radiator, period alcove, large period staircase to first floor.

#### LOUNGE

14' 9" x 14' 7" (4.50m x 4.45m) Feature stove and surround, dual aspect double glazed sash windows with original shutters, carpeting, two ornate radiators.

#### SITTING/DINING ROOM

16' 8" x 14' 7" (5.10m x 4.45m) With character period alcove, dual aspect double glazed sash windows with original shutters, two ornate radiators, feature stove and surround.

#### WC

Comprising modern low level wc, hand wash basin, tiled walls and floor.

#### KITCHEN

19' 9" x 15' 10" (6.04m x 4.85m Max) Fitted with a range of wall and base units, coordinating worktops, Range style oven and extractor hood, splash back tiling, integral dishwasher, sink, space for American Fridge/Freezer, ornate vertical radiator, composite stable door.

#### DINING ROOM

21' 3" x 7' 11" (6.50m x 2.42m) Featuring dual aspect double glazed sash windows, double glazed French doors with far reaching views.

#### STUDY

13' 4" x 10' 2" (4.08m x 3.11m) With composite door, dual aspect double glazed sash windows, ornate radiator.

#### UTILITY ROOM

10' 8" x 5' 2" (3.27m x 1.59m) Featuring tiled flooring, ornate radiator, double glazed sash window.

#### BEDROOM

15' 5" x 12' 1" (4.70m x 3.70m) Fitted with carpeting, fitted wardrobes and furniture, ornate radiator, dual aspect double glazed sash windows and period shutters.

#### LOWER GROUND FLOOR

#### CELLAR ROOM 1

14' 11" x 14' 6" (4.57m x 4.44m) With plumbing for washing machine, water supply, power, lighting, radiator, boiler cupboard.

#### CELLAR ROOM 2

9' 6" x 8' 0" (2.90m x 2.46m)

#### FIRST FLOOR LANDING

With floor to ceiling obscure window, vertical radiator.

#### WC

With low level wc, tiled walls and floor, obscure window.

#### BEDROOM

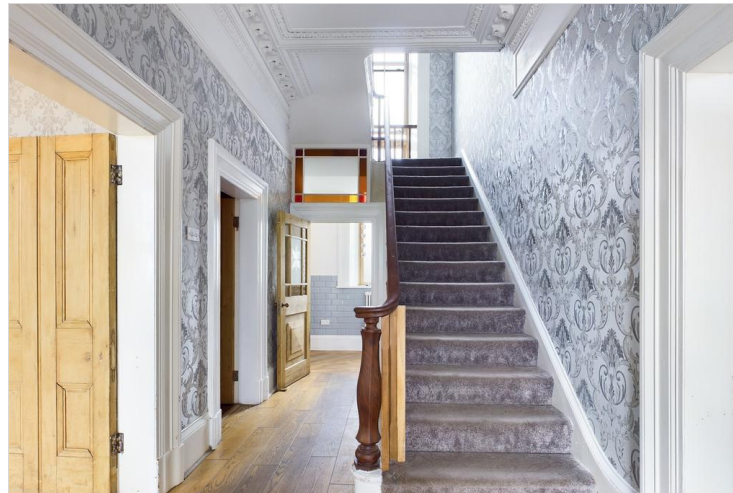
14' 4" x 13' 3" (4.37m x 4.05m) With carpeting, ornate radiator, fitted wardrobes, double glazed sash window and original shutters, loft access.

#### BEDROOM

15' 5" x 14' 1" (4.70m x 4.31m) With fitted carpeting, ornate radiator, fitted wardrobes, double glazed sash window and period shutters.

#### BEDROOM

15' 7" x 14' 9" (4.77m x 4.52m) With dual aspect double glazed sash windows, original shutters, ornate radiator, far reaching views, fitted carpeting and fitted wardrobes.







#### BEDROOM

16' 9" x 12' 7" (5.12m x 3.86m) With fitted wardrobes and drawers, dual aspect double glazed sash windows offering far reaching views and original shutters, carpeting, two vertical radiators.

#### BATHROOM

10' 1" x 7' 11" (3.09m x 2.42m) Featuring walk in rainfall shower, vanity hand wash basin, heated towel rail, freestanding bath with shower attachment offering great open views, integrated TV, tiled walls and floor, double glazed sash window.

#### ANNEX

#### GYM

40' 3" x 17' 6" (12.28m x 5.35m) Accessed via double glazed French doors and featuring electric Velux roof windows, lighting, power and included in the sale is a Michael Phelps endless pool and hot tub.



#### OFFICE

20' 7" x 17' 8" (6.29m x 5.41m) Accessed via French doors, this versatile space has a range of uses and features phone line connectivity, power, lighting and Velux roof windows.

#### BAR

18' 3" x 15' 9" (5.57m x 4.81m) Another versatile space, accessed via French doors and with two useful storage cupboards.

#### CINEMA ROOM

20' 8" x 17' 7" (6.30m x 5.36m Max) Featuring fitted carpeting, Velux roof windows with blackout blinds.

#### DOUBLE GARAGE

21' 9" x 21' 5" (6.65m x 6.55m) Accessed via double glazed bi-folding doors, this double garage offers lighting, power and has an electric storage heater.



#### STABLES

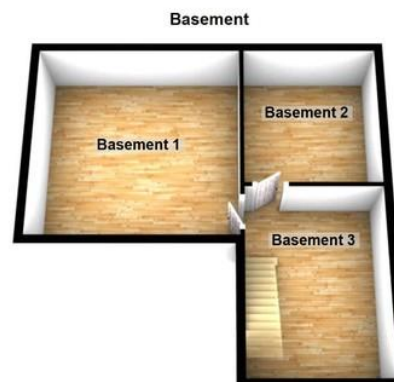
The stable block features power, lighting and also offers heating via lpg gas.

#### EXTERNALLY

The property is accessed via remote controlled electric double gates. The driveway leads down to the house and a recently installed large sweeping imprint block driveway around all sides of the house. There is more than adequate parking for all the house along with guests.

To the front of the property is an Astroturf area enclosed with decked areas and border fencing and mature Conifers allowing privacy from the road. Further mature flora is found on the way to the front of the home.

At the rear is a recently installed wooden gazebo maximising on the outstanding views on offer. There is a side path leading down to 3.5 acres of land included within



the property's boundary. This land leads down to a pond area and a small woodland area at the far end of the plot. From all aspects of the sides and rear you can enjoy far reaching views over to Saddleworth, Pennine Hills, Hartshead Pike and further afield reaching the Peak District and Cheshire on a clear day.

#### ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

WATER:

DRAINAGE:

COUNCIL BAND: G

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### Uppermill Office

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