



KIRKHAM

PROPERTY | LEGAL | FINANCIAL

6 Wall Hill Road

Dobcross, Saddleworth

£450,000

- Grade II Listed Cottage
- Five Bedrooms
- Exposed Beams & Mullion Windows
- Large Kitchen/Diner
- Popular Village Location
- Enclosed Rear Garden
- Close Proximity To Primary & Secondary Schools
- Internal Inspection Warranted

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This deceptively spacious Grade II listed cottage is situated in the sought after Saddleworth Village of Dobcross. With five bedrooms along with well proportioned living spaces on the ground floor, there is more than enough space for everyday life. The home is a true credit to the current owners with the high level of finish throughout warranting internal inspection, combining original period features found in a country cottage with contemporary improvements including smart heating via Nest and Quooker instant boiling water tap. The property is on the doorstep to Saddleworth walking trails including the Delph Donkey trail which can take you to all local villages.

Internally comprising entrance vestibule, lounge, spacious kitchen/diner, utility room and wc to the ground floor. The first floor leads to five bedrooms (one of which En-Suite) along with family bathroom with Velux roof window.

The property retains original period features throughout



including Mullion windows and exposed beams. Externally there are low maintenance outdoor spaces to the front and rear, the rear of which is south-easterly facing. Parking is available on road around the property.

The village of Dobcross has amenities including Post Office, well regarded Pubs, Primary Schools and walking trails. Further amenities can be found in neighbouring villages of Uppermill, Delph and Diggle.

The property is gas central heated throughout with a Worcester-Bosch combi boiler (installed in 2021) and controlled with smart heating via Nest, double glazed and fully alarmed. Internal inspection is highly recommended. Contact Kirkham Property 7 days a week to book a viewing.

#### ENTRANCE VESTIBULE

Accessed via a hardwood entrance door and with feature



tilled floor, door to lounge.

#### LOUNGE

19' 3" x 13' 2" (5.89m x 4.03m) With exposed beams, wood burning stove within a feature stone fireplace and mantle, solid wood floor, staircase to first floor with under stairs storage, radiator, double glazed Mullion windows.

#### KITCHEN/DINER

19' 10" x 16' 2" (6.06m x 4.95m) This farmhouse style kitchen is a great space and a credit to the current owners. Featuring a range of fitted base units and coordinating worktops, Belfast sink with mixer tap and additional Quooker instant boiling water tap, gas Aga oven and grill, additional Rangemaster oven with extractor hood, integral dishwasher, tiled floor, space for dining furniture and space for Fridge/Freezer, dual aspect double glazed Mullion windows, exposed beams, radiator.

#### UTILITY ROOM

6' 0" x 4' 8" (1.83m x 1.43m) With tiled floor, heated towel rail, plumbing for washing machine, hardwood door to garden.

#### WC

5' 3" x 2' 3" (1.61m x 0.71m) Comprising low level wc, hand wash basin, radiator, tiled floor, obscure window.

#### LANDING

With fitted carpeting, exposed beams, loft access, radiator, double glazed Mullion windows.

#### BEDROOM

16' 1" x 11' 6" (4.91m x 3.52m) Featuring exposed beams, double glazed Mullion windows, fitted carpeting, radiator, loft access.

#### ENSUITE

7' 0" x 6' 7" (2.14m x 2.01m) Comprising freestanding

rolltop bath, low level wc, vanity hand wash basin with under storage, tiled flooring, radiator, obscured window, hardwood door to garden.

#### BEDROOM

15' 5" x 8' 10" (4.71m x 2.70m) With fitted carpeting, radiator, double glazed Mullion windows, exposed beam.

#### BEDROOM

11' 4" x 8' 11" (3.46m x 2.74m) With dual aspect double glazed Mullion windows, fitted carpeting, exposed beams, radiator, loft access.

#### BEDROOM

10' 9" x 6' 7" (3.29m x 2.01m) Fitted with carpeting and with double glazed Mullion windows and radiator.

#### BEDROOM

7' 9" x 7' 0" (2.38m x 2.15m) With fitted carpeting, radiator, double glazed Mullion windows.

#### BATHROOM

8' 5" x 6' 5" (2.59m x 1.98m) Comprising three piece suite of bath with rainfall shower, separate attachment and screen, low level wc, hand wash basin with under storage, Velux roof window, heated towel rail, tiled floor.

#### EXTERNALLY

To the front is a low maintenance forecourt enclosed with boundary stone wall offering privacy away from any through traffic. The rear garden is accessed via the utility room on the ground floor and the En-Suite to the first floor. This low maintenance area is south easterly facing benefitting from sunshine in the afternoon and evening. There is a patio area with space for outdoors table and chairs and steps lead down to a further patio area with border shrubs. The garden is fully enclosed with boundary fencing and secluded offering privacy. There are also two storage sheds available, one of which in the garden and the other being attached to one side of the house.





**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.

There is an off road parking space for one car which is accessed via Streethouse Lane at the rear of the house. Please note this is not on the title deeds for the property however has been maintained by the current owners as well as previous owners. Further parking is available on road in and around the house.

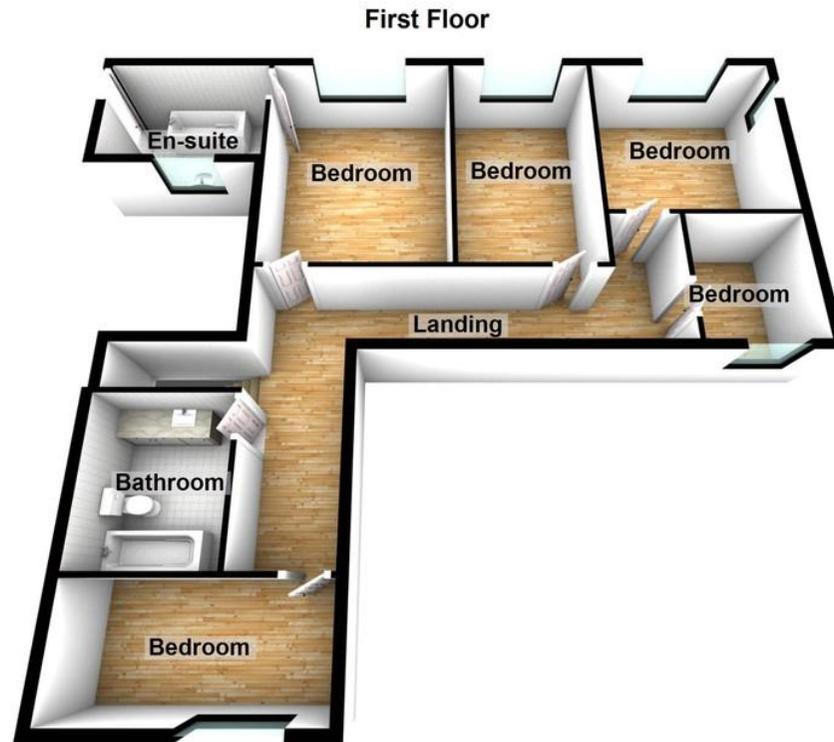
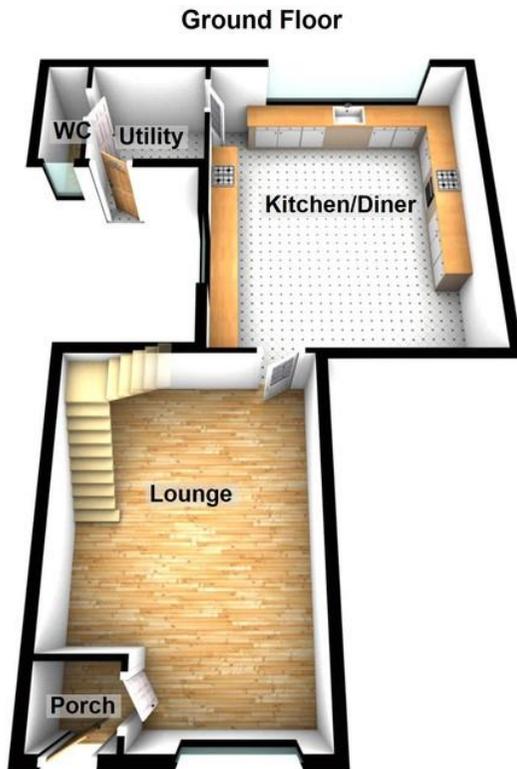
#### ADDITIONAL INFORMATION

**TENURE:** Freehold - Solicitor to confirm details.

**COUNCIL BAND:** E

**HEATING:** Worcester-Bosch Combi Boiler (installed 2021) & smart heating via Nest.

**BROADBAND:** Superfast broadband up to 70Mbps is available at the property.



**Uppermill Office**

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