

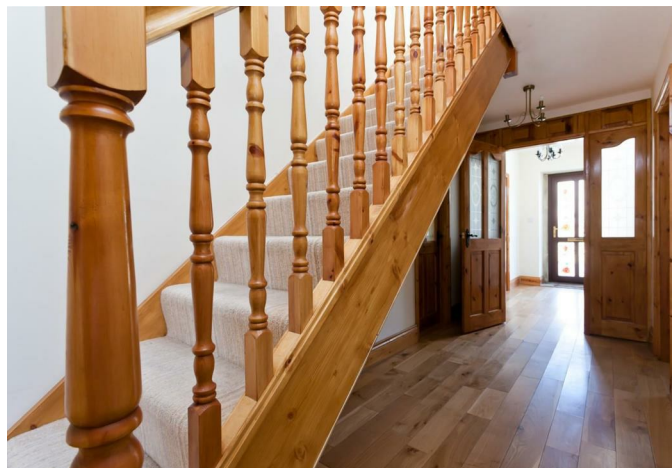



pearson ferrier
BLACK LABEL

TOP O'TH HILL COTTAGE MEADOW HEAD LANE
Norden, OL11 5UL

TOP O'TH HILL COTTAGE

A recently renovated, five bedroom, substantial stone built farmhouse, located in this stunning semi rural setting enjoying extensive views over surrounding countryside. The property is only a short drive along a well maintained lane leading to the A680 Edenfield Road. There is the option to purchase an additional 4 acres of grazing land adjacent to the rear gardens. The house is warmed by LPG fired central heating and benefits from PVC double glazing, the accommodation briefly comprises; large entrance porch with wc/cloaks, entrance hall, sitting room, living room, study, farmhouse kitchen with conservatory, first floor, five bedrooms (main and 2nd with ensuite) and family bathroom. Outside there is large forecourt and to the rear paved patio and lawned gardens overlooking neighbouring farmland.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





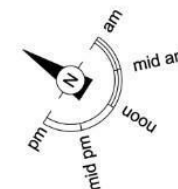




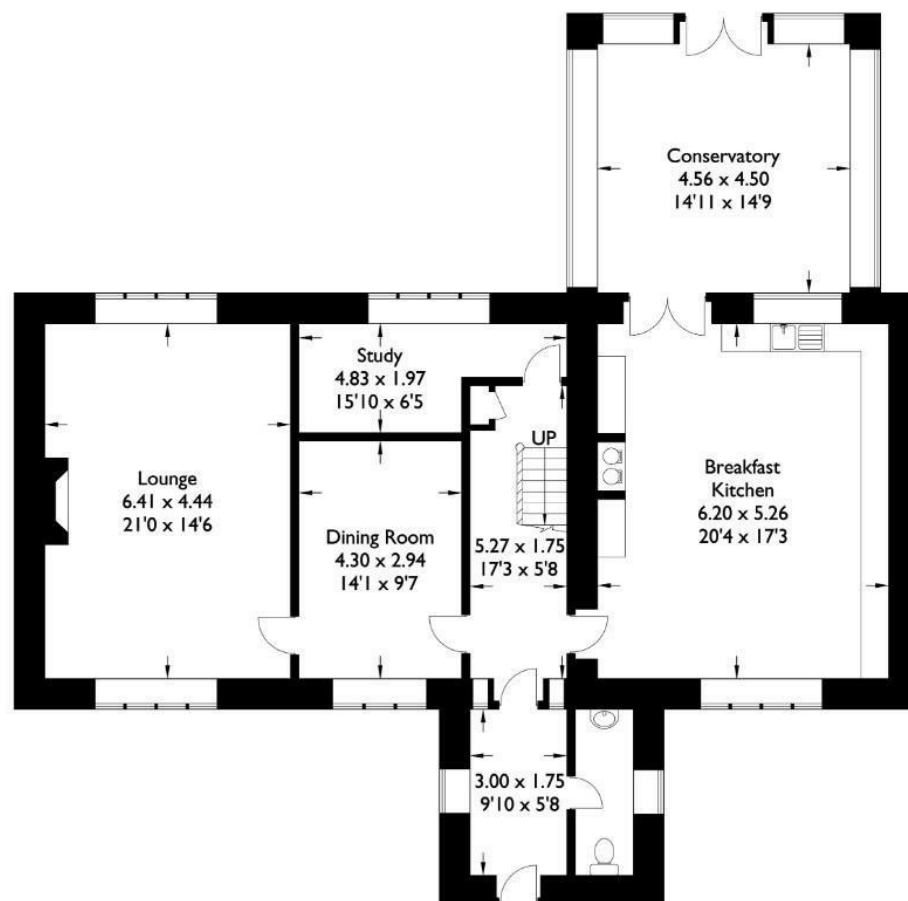
Top o'th Hill Cottage Farm

Approximate Gross Internal Area : 229.65 sq m / 2471.93 sq ft

Total : 229.65 sq m / 2471.93 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



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