



Syke Road, Hollingworth Lake, OL15 0AJ
£950,000

AN EXQUISITE CONVERTED SEMI-DETACHED PROPERTY SET WITHIN FOUR ACRES OF LAND IN THE MOST DESIRABLE AREA OF LITTLEBOROUGH WITH OUTSTANDING VIEWS AND EQUESTRIAN FACILITIES

Converted in the 1970's from an old school, commanding outstanding views of Hollingworth lake and surrounded by countryside walks this property is a superb and spacious family home. Flowing internally with charming traditional features including exposed beams and stonework, this beautiful home has been maintained and presented to an immaculate standard sympathetic to the original charm and character of the property. Situated on Pennine Bridleway, set within beautiful lawn gardens, two fields, equestrian facilities and yet still within close proximity to local restaurants as well as railway access to Manchester and Leeds, this property is not one to be missed!

The property comprises briefly; to the bright entrance hallway which has doors providing access to the utility room, downstairs WC, beautiful kitchen and grand living room. The generously sized living room features a superb stone carved fireplace with a superb log burner and double doors to the dining room. The dining room still has the beautiful original flooring and school cupboards, houses a staircase to the first floor and doors to the study and to a charming country-style kitchen with access to the rear of the property. To the first floor you will find three bedrooms, a beautiful four piece bathroom suite, and a separate WC.

To the rear of the property stands a detached annex. Comprising of a bright open plan living kitchen, a bedroom, shower room, laundry room and an outdoor seating area.

To the front entrance of the property there is a driveway leading to off-road parking, a laid to lawn area, an enclosed courtyard and gates leading to the side garden. There is also a further extensive garden to the front with a summer house, three stables, a tack room, a barn and an outdoor shower with gates leading to two separate fields.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Beautiful Equestrian Property
- Three Double Bedrms
- Off Road Parking
- Council Tax Band F
- Stunning Lakeside Location
- Separate One Bedroom Annex
- Freehold
- Full of Character and History
- Four Acres of land
- EPC Rating: D

Ground Floor

Entrance Hallway

23'11 x 8'2 (7.29m x 2.49m)
UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, Egyptian limestone flooring and doors to WC, utility, living room and kitchen.

WC

5'3 x 3'1 (1.60m x 0.94m)
Central heating radiator, dual flush WC and pedestal wash basin.

Utility Room

9' x 4'11 (2.74m x 1.50m)
UPVC double glazed window, central heating radiator, range of base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer and freezer and Egyptian limestone flooring.

Kitchen

10'1 x 9'6 (3.07m x 2.90m)
UPVC double glazed window, central heating radiator, range of wood wall and base units with granite surfaces, Belfast sink with drainer and mixer tap, Rangemaster cooker with six ring gas hob, extractor hood, integrated microwave in a high rise unit, integrated dishwasher and fridge, boiler, Egyptian limestone flooring and doors to the dining room and rear porch.

Rear Porch

4'8 x 2'3 (1.42m x 0.69m)
UPVC double glazed French doors to the rear.

Dining Room

18'6 x 16'5 (5.64m x 5.00m)
UPVC double glazed window, central heating radiator, maple wood flooring, stairs to the first floor, door to the study and double doors to the living room.

Study

18'5 x 4'6 (5.61m x 1.37m)
UPVC double glazed window, central heating radiator and maple wood flooring.

Living Room

23'5 x 20'11 (7.14m x 6.38m)
Two UPVC double glazed windows, three central heating radiators and multi fuel burning stove with stone surround.

First Floor

Landing

17'5 x 2'9 (5.31m x 0.84m)
Smoke alarm, exposed beams and doors to three bedrooms, bathroom, WC and storage cupboard.

Bedroom One

14'10 x 13'9 (4.52m x 4.19m)
UPVC double glazed window, central heating radiator, fitted mirrored wardrobes, access to the eaves, exposed beams, spotlights and loft access.

Bedroom Two

14'1 x 9'1 (4.29m x 2.77m)
UPVC double glazed window, central heating radiator, fitted wardrobes, access to the eaves, exposed beams, spotlights and loft access.

Bedroom Three

11'1 x 9'5 (3.38m x 2.87m)
UPVC double glazed window, central heating radiator and exposed beams.

Bathroom

13'4 x 6'4 (4.06m x 1.93m)
Velux window, UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, bidet, panelled bath, walk in direct feed shower unit, tiled elevations, access to the eaves, exposed beams, spotlights, extractor fan and tiled flooring.

WC

8'5 x 4'2 (2.57m x 1.27m)
Velux window, low basin WC, vanity top wash basin, tiled elevations, exposed beams and laminate flooring.

External

Front

Laid to lawn gardens, cobbled seating areas and a driveway providing off road parking. Over the drive is access to a further gated laid to lawn garden overlooking the lake with planted beds, summer house and access to the stables, barn and tack room. There are three stables (all 12' x 12'), barn (18'3 x 12'2) and tack room (11'10 x 9'5).

Rear

Tarmacadam driveway providing off road parking and access to the annex and the main house.

Annex

Open Plan Living Kitchen

19'1 x 15'4 (5.82m x 4.67m)
UPVC double glazed entrance French doors, four UPVC double glazed windows, Velux window, range of high gloss wall and base units with laminate surfaces, composite one and a half bowl sink with drainer and mixer tap, Beko oven with four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, spotlights, smoke alarm, marble flooring with underfloor heating and doors to the shower room, utility and bedroom.

Shower Room

9'2 x 3'11 (2.79m x 1.19m)
UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, double direct feed shower unit, heated mirror, tiled elevations, spotlights, extractor fan and marble flooring.

Utility Room

5'11 x 2'7 (1.80m x 0.79m)
Plumbing for washing machine, fuse box, loft access and marble flooring.

Bedroom One

10'11 x 9'3 (3.33m x 2.82m)

Two UPVC double glazed windows, television point, spotlights and underfloor heating.



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