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THE PROPERTY AGENTS



**£1,699,950**

Sidebank House, Sidebank House, Holmfirth Road, Greenfield, Saddleworth, OL3 7NL

# Sidebank House, Sidebank House, Holmfirth Road, Greenfield, Saddleworth, OL3 7NL

Nestled in the charming area of Greenfield Village, This remarkable south facing home faces Dovestones reservoir and Indians head. Boasting panoramic views across the countryside and national park, yet remains well-connected to local amenities & transport links.

This late 1750's property was brought into the 21st century with an extensive renovation back in 2019 extending the original footprint, creating spacious living accommodation across 2 buildings connected via a linkway. The interior boasts a spacious layout, ideal for both family living & entertaining. Natural light floods the rooms, creating a bright & airy atmosphere. Heated via mains gas system with 4 zoned areas for maximum efficiency. Each rooms boast spaciousness & neutral décor with every aspect of the surrounding views visible through the many Mullion windows. The main house comprises well-appointed fully integrated kitchen, perfect for all occasions with the large centre island making entertaining family and friends a breeze, open to the snug, downstairs WC and through to spacious lounge and dining room, a further lounge & conservatory, the spacious landing boasts a large Mullion window directly overlooking the Reservoir & features a beautiful centrepiece chandelier. 4 double bedrooms with ensuite to master and main family bathroom. Through the linkway presents a 2 double bedroom house with 2 ensuites, large lounge, open plan kitchen, dining & sunroom. Externally the garden presents a wonderful opportunity for outdoor entertainment with 3 decking areas

### Entrance Hall

5'3 x 18'3 (1.60m x 5.56m)  
Connecting both sides of the property, the entrance hall has neutral décor with amtico flooring, A Door leading to the rear of the garden, 2 x radiators

### Lounge

13'3 x 18'1 (4.04m x 5.51m)  
A large Dual aspect room perfect for entertaining guests featuring a central stone built fire place, exposed beams offer a traditional feel while the décor offers modern and stylish, Marble tiled flooring. Natural light fills the room with spotlights. 3 x radiators.

### Conservatory 1

9'9 x 5'11 (2.97m x 1.80m)  
Perfectly placed to allow Panoramic Views of the surrounding country side, exposed stone walls, A door leading to the large balcony on the front of the property, marble tiled flooring and radiator. The exposed stone walls and stone cills add a characteristic charm to this beautiful room.

### Dining Area

13'0 x 18'2 (3.96m x 5.54m)  
Dual aspect room, neutral decor, tiled flooring, exposed beams, stone window cills, radiator, and fire

### Lounge

14'10 x 18'2 (4.52m x 5.54m )  
Dual aspect room, neutral decor, tiled flooring, exposed beams, stone window cills, radiator, and fire

### Sunroom

17'4 x 11'9 (5.28m x 3.58m)  
Dual aspect sun room, neutral décor, amtico flooring, radiator and dimming spotlights with double patio doors leading onto the large composite deck area that has a well established garden bed and far outreaching views.

### Breakfast Room

13'10 x 11'11 (4.22m x 3.63m)  
Front facing, Neutral décor with tiled flooring, door leading to down stairs WC, large opening leading to kitchen, radiator, a relaxing space for everyone.

### W/C

5'1 x 4'10 (1.55m x 1.47m)  
Brick effect wall tiles, white toilet and basin with vanity. Stainless steel heated towel rail and spotlights

### Kitchen

18'0 x 17'10 (5.49m x 5.44m)  
A newly fitted well designed kitchen, incorporating stunning quartz work tops and upstands, featuring a large centre island with double wine cooler, integrated appliances including dual oven and microwave induction hob with over head extractor hood, integrated dishwasher and Quooker hot water tap. radiator and open entrance to sun room, tiled flooring.

### Conservatory 2

10'3 x 7'2 (3.12m x 2.18m)  
To the side of the kitchen is a spectacular dining place with panoramic views , with double doors leading onto the balcony area, or another door leading onto the driveway.

### Stairs

Step lighting which leads onto the large landing area, which has glass balustrades and stainless steel handrails, with quality carpet and cloud underlays.

### First Floor Landing

14'9 x 18'4 (4.50m x 5.59m)  
Dual aspect large carpeted landing, with original exposed brick work around the mullion windows. The outstanding views of Dovestones really impress and let natural light fill the landing area. Picture rails add that character feature and an impressive Hanging chandelier as a centrepiece

### Hallway leading to bedrooms

15'1 x 4'7 (4.60m x 1.40m)  
Neutral Decor, Carpeted with radiator, windows allowing lots of natural light through. A spacious landing area with a large Mullion window overlooking the Reservoir and taking centre stage is the large hanging chandelier.

### Master Bedroom

16'2 x 12'3 (4.93m x 3.73m )  
Dual aspect bedroom, with double glazed Mullion windows over looking the far reaching views. Fitted carpets, neutral décor, Large radiator, spotlights and centre piece lighting. Featuring 3 walk in wardrobes and en-suite.

### Ensuite

9'3 x 5'5 (2.82m x 1.65m )  
Fully tiled with a neutral décor, walk in shower, Large sink with two storage draws, Stainless steel heated towel rack.

### Bedroom 2

15'3 x 13'4 (4.65m x 4.06m )  
Large double bedroom, Front facing with Mullion windows over looking the countryside views, neutral décor, fitted carpets and large radiator.

### Hallway to Bedrooms

21'5 x 5'4 (6.53m x 1.63m )  
Neutral Décor, Carpeted with radiator, windows allowing in the natural light.

### Bedroom 3

14'10 x 12'6 (4.52m x 3.81m )  
Large double front Facing bedroom with Mullion windows, neural décor, carpeted, large radiator

### Bedroom 4

13'10 x 9'11 (4.22m x 3.02m)  
Large double front facing bedroom with Mullion windows, neutral décor, fitted carpets and large radiator.

### Bathroom

9'7 x 7'8 (2.92m x 2.34m )  
Fully tiled bathroom in a neutral décor, comprising of large Jacuzzi bath, with smart tv integrated into the tiled walls, creating a relaxing space, Twin stand alone basins and toilet, Stainless steel heated towel rack.

### Linkway

Access through to the Annex.

### Kitchen/Living Area

35'7 x 11'0 (10.85m x 3.35m)  
The annex has an open plan living and kitchen area, The kitchen has fitted wall and base units with induction hob and oven. extractor fan and integrated appliances. The living area has large bi folding doors and is fitted with a new gartec lift, amtico flooring runs throughout the ground floor of the annex, Uniquely curved stone stairway with stainless steel handrail, leading to the first floor.

## Directions

