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THE PROPERTY AGENTS



£1,699,950

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

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Nestled in the charming area of Greenfield Village, This remarkable south facing home looking directly out onto Dovestones reservoir and Indians head. Boasting panoramic views across the countryside and national park, whilst remaining 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 & sunroom, perfect for all occasions with the large centre island making entertaining family and friends a breeze, open to the breakfast room, downstairs WC and through to spacious open plan lounge, sunroom, a further lounge & conservatory, the spacious landing boasts a large Mullion window directly overlooking the Reservoir & features a beautiful centrepiece chandelier. 3 double bedrooms with ensuite to master and main family bathroom and 2 further bedrooms. Through the linkway presents a 2 double bedroom house with 2 ensembles, large lounge, open plan kitchen, dining & sunroom. Externally the garden presents a wonderful opportunity for

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

Open Plan 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.

Sun Room

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.

Open Plan Lounge

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.

Ground Floor 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.

Sun Room

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, further door to the right 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 to master

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 Five

13'3 x 6'6 (4.04m x 1.98m)

Front facing with Mullion windows over looking the countryside views, neutral décor, fitted carpets and large radiator.

Bedroom Four

13'3 x 8'6 (4.04m x 2.59m)

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 Two

14'10 x 12'6 (4.52m x 3.81m)

Large double front Facing bedroom with Mullion windows, neutral décor, carpeted, large radiator

Bedroom Three

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.

Annex

Access through to the annex via the ground floor hallway.

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

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-65 D		
49-54 E		
45-48 F		
35-39 G		
1-20		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-110 A		
81-91 B		
69-80 C		
55-65 D		
49-54 E		
45-48 F		
35-39 G		
1-20		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		