MCDERMOTT & CO

THE PROPERTY AGENTS

£800,000

2 Higher Wade Hill Mews Wade Hill Lane, Dobcross, Saddleworth, OL3 5RU

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Nestled in the picturesque village of Dobcross, Saddleworth, this beautifully renovated & extended barn conversion on Wade Hill Lane a private little hamlet, offers a unique blend of traditional charm & modern living, surrounded by fields with spectacular open views over the Saddleworth countryside & out towards Castleshaw.
A private tree lined driveway will lead you to a shared cobbled courtyard with private parking for the property for around 4/5 cars plus two garages to the front of the home.
Boasting a spacious layout and beautifully designed interior, this stunning home provides modern & meticulous living accommodation throughout. The heart of the home is undoubtedly the well-appointed ground floor open plan kitchen and dining area finished to the highest of standards, which seamlessly connects the main lounge through the original stone arch. Also benefitting from a large utility room and downstairs WC.
The stunning contemporary interior throughout this property compliments the original features of the barn with original beams & impressive stone arches that flood the interior with natural light from sunrise to sunset.
This remarkable residence features four double bedrooms each boasting unique features, the master covering the majority of the first floor is split into a well appointed bedroom suite with walk through dressing area & spacious en-suite. Three further double bedrooms are located on the second floor along with a family bathroom.

Vestibule Entrance
4'6 x 6'7 (1.37m x 2.01m)
Vestibule with tiled flooring, radiator, spotlights and neutral decor. There is a convenient storage/ coat and shoe cupboard and door leading to the ground floor hallway.

Hallway
12'10 x 3'3 (3.91m x 0.99m)
Tiled flooring flowing through from vestibule, neutral décor with spotlights, Bespoke design feature glass ballustrade, under floor gas central heating and stairs leading off to the first floor, doors leading off to the downstairs WC, Utility room and lounge.

WC
3'5 x 3'3 (1.04m x 0.99m)
Comprising of white toilet and sink with tiled splashback with neutral décor, spotlights, tiled flooring and storage cupboard.

Utility Room
11'5 x 7'11 (3.48m x 2.41m)
Rear facing, spacious utility room with under counter plumbing for washing machine and tumble dryer, featuring built in stainless steel sink with flexi pull out mixer tap. Built in floor to ceiling cupboards giving ample storage space, tiled flooring with under floor gas central heating, large remote control skylight, glass door leading to rear garden.

Dining Area
12'0 x 15'5 (3.66m x 4.70m)
Rear facing open plan dining/kitchen area with remote control skylights, glass roof and triple sliding doors to rear garden, banquette seating area., tiled flooring with gas central under floor heating, neutral and stylish décor.

Kitchen
19'1 x 9'9 (5.82m x 2.97m)
Rear facing, open plan fully integrated kitchen with grey wooden wall and base units, complimentary quartz work tops and breakfast bar, Neff double oven and microwave, integrated dishwasher and full height integrated fridge and freezer, induction hob with large over head extractor fan, extra lighting to enhance features, built in sink with mixer tap, remote control skylight, glass roof and triple sliding glass doors to the rear garden.

Lounge
17'8 x 14'11 (5.38m x 4.55m)
Front facing, lounge with large stunning arch window and feature glass wall, neutral décor throughout with wooden flooring imported directly from Italy, built in tv system in wall and gas fire, underfloor gas central heating.

Snug/Lounge
12'2 x 10'0 (3.71m x 3.05m)
Front facing, neutral décor, roman blinds, wood flooring imported directly from Italy, with underfloor gas central heating, built in tv system, spotlights, wall lights.

Stairs
Carpeted with glass side, neutral decor and wooden lite handrail.

Open plan landing / office area
9'5 x 12'8 (2.87m x 3.86m)
Front facing, neutral decor, carpeted, radiator and spotlights. A large glass window over looking the lounge and front of house, door leading to Master bedroom and en-suite, stairs leading off to the second floor.

Master Suite
17'11 x 10'8 (5.46m x 3.25m)
dual aspect bedroom with views to both front and rear of the property, neutral décor, carpeted with large built in wardrobes with strip lights above, featuring a window seating area with storage, radiator, roman blinds and spotlights.

En-Suite
4'0 x 5'6 (1.22m x 1.68m)
Rear facing, large walk in rainfall shower with separate shower head, stand alone sink that sits on a quartz work top with under storage and a vanity cupboard, WC in white, heated stainless steel towel rack and spotlights, neutral decor, tiled flooring with electric under floor heating.

Stairs to second floor
Carpeted, neutral decor.

Hallway
8'3 x 6'3 (2.51m x 1.91m)
Neutral décor, carpeted, radiator, window to rear with exposed wooden beams.

Bedroom 2
18'2 x 11'6 (5.54m x 3.51m)
Large dual aspect bedroom with views to both front and rear of the property, neutral décor, exposed beams, carpeted, two radiators. This room has the potential to be spilt to make two bedrooms allowing for a 5th bedroom if desired.

Bedroom 3
10'7 x 11'5 (3.23m x 3.48m)
Front facing double bedroom, windows to the front neutral decor, exposed beams, carpeted, radiator.

Bedroom 4
15'2 x 9'0 (4.62m x 2.74m)
Front facing double bedroom window to the front, neutral decor, exposed beams, built in wardrobes, carpeted, radiator, floating wooden stairs leading the mezzanine area.

Mezzanine
2'10 x 13'5 (0.86m x 4.09m)
Storage area which has been used for a childrens snug / den. lighting and carpeted.

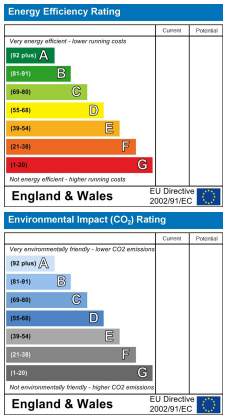
Family Bathroom
7'8 x 6'10 (2.34m x 2.08m)
Rear facing, comprising of three piece white bathroom suite and vanity unit, shower over the bath, fully tiled walls, tiled flooring with under floor elcetric heating, neutral décor, stainless steel heated towel rail, feature exposed beams.

Externally
Private drive leading to private parking area with detached double garage within a cobbled courtyard, paved path to the front door with front lawn garden, rear garden comprising of a decked patio and lawned area leading to a elevated lawn and patio area with stunning views over open fields towards Castleshaw in the distance.

Tenure
Our clients have confirmed the property is Freehold.

Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

Directions



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