



MCDERMOTT & CO
THE PROPERTY AGENTS



£680,000 Offers Over

Upper Gatehead Farm Gatehead Road, Delph, Saddleworth, OL3 5QE

Upper Gatehead Farm Gatehead Road, Delph, Saddleworth, OL3 5QE

McDermott & Co are proud to present this exceptional two-three bedroom, Grade II listed semi-detached cottage, occupying a highly sought-after position on Gatehead Road in the heart of Delph, Saddleworth.

Beautifully presented throughout and extending to approximately 1,472 sq ft, this charming home seamlessly combines period character with modern family living. Retaining a wealth of original features including exposed stonework, stone mullioned windows, timber beams and feature fireplaces, the property offers spacious and versatile accommodation throughout.

Briefly comprising an impressive entrance hallway, stunning lounge with multi-fuel stove, open-plan dining kitchen, versatile snug/bedroom with annexe potential, contemporary shower room, downstairs WC, two well-proportioned bedrooms and a luxurious family bathroom.

Hallway

6'11 x 6'6 (2.11m x 1.98m)
An impressive and beautifully presented entrance hallway, creating an excellent first impression of the home. Flooded with natural light from multiple windows overlooking the gardens, the space enjoys a bright and airy atmosphere enhanced by high ceilings and attractive wall panelling.

The hallway features herringbone-style flooring, fitted carpeting to the split-level staircase, radiators and contemporary pendant lighting. A striking exposed stone feature wall adds character and charm, whilst the spacious layout provides access to the principal accommodation and creates a seamless flow throughout the property.

Lounge

18'1 x 13'9 (5.51m x 4.19m)
A stunning principal reception room, beautifully blending character and contemporary living. Flooded with natural light from the striking stone mullioned windows overlooking the gardens, the room enjoys a bright and welcoming atmosphere whilst showcasing a wealth of original features.

A magnificent stone fireplace with exposed stone chimney breast and multi-fuel stove forms the focal point of the room, complemented by exposed timber beams, recessed spotlighting and tiled flooring throughout. Bespoke fitted cabinetry and display shelving are incorporated into recessed alcoves, providing both practicality and character.

Generously proportioned throughout, the lounge offers ample space for a variety of seating arrangements, making it ideal for both relaxing and entertaining. Contemporary glazed doors lead seamlessly through to the open-plan dining kitchen, enhancing the flow of the home and creating the perfect environment for modern family living and social gatherings.

Beautifully presented and rich in period charm, this exceptional reception room perfectly reflects the quality, character and craftsmanship found throughout the home.

Dining Kitchen

15'3 x 17'3 (4.65m x 5.26m)
A stunning open-plan dining kitchen, undoubtedly the heart of the home, beautifully designed to combine contemporary living with the character and charm of the property. Flooded with natural light from the impressive full-width sliding doors overlooking the gardens and patio, the space enjoys a bright and airy atmosphere throughout whilst providing seamless access to the outdoor entertaining areas.

The bespoke fitted kitchen features an extensive range of shaker-style wall and base units complemented by Quartz work surfaces and a substantial central island incorporating breakfast bar seating. High-quality integrated appliances include double Neff ovens, integrated fridge freezer, integrated dishwasher and induction hob with extractor, whilst the thoughtfully designed layout provides exceptional storage and preparation space.

A particular feature of the room is the striking exposed stone feature wall incorporating a contemporary gas fire, creating an impressive focal point to the dining area. Exposed ceiling beams add warmth and character, whilst recessed spotlighting and tiled flooring enhance the stylish finish.

The generous dining area comfortably accommodates a large dining table and chairs, making it ideal for family meals and entertaining guests. Open access and contemporary glazed doors connecting to the adjoining lounge create a superb flow between the principal living spaces, perfectly suited to modern family living.

Beautifully presented throughout, this exceptional space successfully balances luxurious modern functionality with the property's wealth of character and period charm.

Snug/Bedroom Three

11'0 x 11'0 (3.35m x 3.35m)
A beautifully presented and highly versatile reception room, currently utilised as a snug, offering excellent flexibility to suit a variety of lifestyles. Flooded with natural light from the characterful stone mullioned windows and additional side window, the room enjoys a bright and welcoming atmosphere throughout.

A particular feature is the impressive exposed stone wall, complemented by a contemporary media wall incorporating an electric feature fireplace and bespoke fitted cabinetry. Further benefits include wood-effect flooring, exposed beams, radiator and feature ceiling lighting, all combining to create a stylish yet comfortable living space.

The room benefits from its own private external entrance, together with direct access to the shower room and internal access to the main lounge, making it ideally suited for use as a self-contained annexe, guest suite, multi-generational living space or additional bedroom if required.

Beautifully presented throughout, this adaptable room perfectly combines character, comfort and practicality whilst adding further flexibility to the accommodation on offer.

Shower room

11'5 x 5'6 (3.48m x 1.68m)
A beautifully appointed and spacious shower room, finished to a high standard with contemporary fixtures and fittings throughout. Comprising a generous walk-in shower enclosure with rainfall shower and separate handheld attachment, low-level WC and a stylish vanity wash hand basin set within a bespoke unit with solid wood worktop and useful storage beneath.

Finished with attractive tiled flooring, chrome heated towel radiator and contemporary lighting, the room enjoys a bright and welcoming feel throughout. The generous proportions provide valuable additional space for laundry facilities, with room for a washing machine, tumble dryer and ancillary storage if required.

Directly accessed from the snug/bedroom three, this versatile space perfectly complements the potential annexe accommodation, making it ideally suited to multi-generational living, guest accommodation or independent family members. Beautifully presented throughout, it combines style, practicality and flexibility in equal measure.

WC

3'0 x 10'3 (0.91m x 3.12m)
A useful ground floor WC positioned off the hallway, fitted with a low-level WC and wall-mounted wash hand basin with mixer tap. Benefiting from a decorative tiled floor, radiator, ceiling lighting and wall-mounted mirror with glass shelf, the room is beautifully presented and complements the character of the home.

A particular feature is the generous understairs storage area, accessed via a separate door within the WC, providing excellent space for household items, coats, cleaning equipment and general storage.

Stairs & Landing

An impressive split-level staircase and landing, beautifully presented and forming a central feature of the home. Flooded with natural light from multiple windows overlooking the gardens, the area enjoys a bright and airy atmosphere whilst showcasing attractive wall panelling, fitted carpeting and contemporary pendant lighting.

The spacious landing benefits from a spindle balustrade with timber handrail, exposed stonework and pleasant views over the surrounding grounds, creating a welcoming sense of space. Providing access to the bedroom accommodation and family bathroom, the landing also enhances the character and charm found throughout the property.

Directions

