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## Brun Clough Farm, Diggle Edge, Diggle, Oldham, OL3 5LS

DAWSONS are pleased to bring to the market Brun Clough Farm, a superb small holding, which enjoys some of the finest panoramic views in Saddleworth. This stylishly presented and extended farmhouse is set within approximately nine acres and presents a rare lifestyle opportunity for those seeking a rural lifestyle yet still within easy reach of local amenities. \* Aerial Video\*

The property is within easy reach of Diggle Village Centre with the other Saddleworth Villages also being within easy reach as is Greenfield train station that provides excellent commuter links.

**Offers In The Region Of £890,000**

# Brun Clough Farm, Diggle Edge, Diggle, Oldham, OL3 5LS

- 9 Acre Small Holding
- Stone Built Stables plus Tack and Hay Rooms
- Elevated Sun Terrace
- Increasingly Rare Opportunity to Purchase a Rural Small Holding Property
- Stylishly Presented and Up-graded Farm House
- Rural Position Yet Within Easy Reach of Local Amenities
- 3 Bedrooms, 2 Reception Rooms, plus Conservatory
- Stunning Panoramic Forward Views
- Potential to Re-develop Stone Built Stables (STP)
- Presented to a High Standard

## Contd.....

The Accommodation briefly comprises:

Front Entrance Hallway, Dining Room with feature fireplace, access to the Utility Area of the Kitchen (which has been stylishly re-fitted with integrated appliances), main Lounge with feature fireplace, access to the uPVC double glazed Conservatory, rear Area. Hallway with Cloaks/WC off

To the first floor there are 3 well proportioned Bedrooms (Master having En-suite Shower Room), further Family Shower Room

The property benefits from mains electricity, there is a natural water source, UV filter system and drainage is to a septic tank within the curtilage of the property and there is an oil fired central heating system.

## The Accommodation in Detail:

### Front Entrance Hallway

Composite style security door with double glazed unit, engineered oak wood flooring, central heating radiator.

### Lounge

22'1 x 10'1 (6.73m x 3.07m)

Feature fireplace which accommodates a multi fuel burning stove, engineered oak wood flooring, uPVC double glazed window, 2 central heating radiators.

### Dining Room

13'11 x 13'10 (4.24m x 4.22m)

Feature open brick fireplace with solid fuel burning stove, engineered oak wood flooring, uPVC double glazed window, central heating radiator.

### Kitchen

12'4 x 8'7 (3.76m x 2.62m)  
One and a half bowl single drainer stainless steel sink unit with a range of modern wall and floor mounted units, plumbed for automatic washing machine and dishwasher, space for electric/bottle gas range, stone tiled flooring. Open to the Utility

### Utility Area

17'1 x 7'6 (5.21m x 2.29m)  
Range of wall and floor mounted units, understairs storage cupboard, central heating radiator, uPVC double glazed window

### Conservatory

16'6 x 9'9 (5.03m x 2.97m)  
(Off the main Lounge). uPVC double glazed, contemporary central heating radiator, engineered oak wood flooring, French doors onto the Sun Terrace.

### Rear Hallway

Composite style security stable door with double glazed unit, tiled floor

### Cloaks/WC

Low level WC, uPVC double glazed window, central heating radiator, fully tiled, tiled floor

### First Floor:

#### Landing

Loft access with pull down ladders to a useful fully boarded loft space which provides further potential for re-development (SCP).

### Bedroom (1)

16'9 x 10'0 (5.11m x 3.05m)  
uPVC double glazed window, central heating radiator.

### En-suite

9'9 x 4'11 (2.97m x 1.50m)  
Shower cubicle, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, recessed spotlight, central heating radiator.

### Bedroom (2)

17'1 x 11'1 reducing to 8'6 (5.21m x 3.38m reducing to 2.59m)  
(including bulkhead). Fitted wardrobes, engineered oak wood flooring, two uPVC double glazed windows, central heating radiator.

### Bedroom (3)

10'8 x 10'8 (3.25m x 3.25m)  
Built-in storage wardrobes, engineered oak wood flooring, central heating radiator.

### Shower Room/WC

5'11 x 5'10 (1.80m x 1.78m)  
Shower cubicle, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, central heating radiator.

### Externally:

The property sits within approximately nine acres.

Immediately adjacent to the property there is a stone built Stable Block with four stables, power and lighting and water supply plus further Hay Barn and Tack Room. There is also a small fenced paddock next to the stable block.

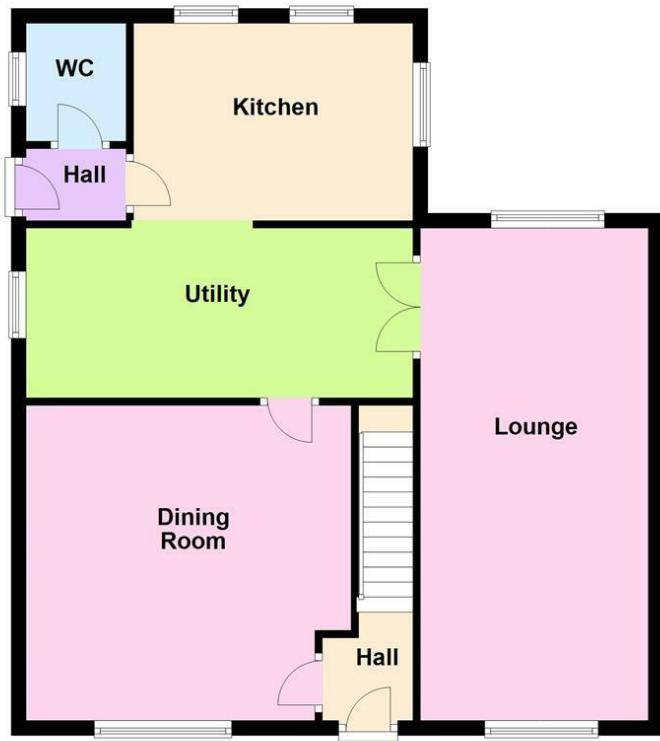


## Directions



# Floor Plan

## Ground Floor



## First Floor



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.

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	
		49	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		86	
		49	

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