



Holly Grove, Diggle, Saddleworth

£400,000



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Positioned in a charming hamlet on the fringes of Diggle village is this detached, two bedroom home. Middle Holly Grove Cottage is a Grade II listed home dating back a number of centuries and lovingly modernised by the current owners which has created a walk-in property ideal for those looking for a rural lifestyle yet within easy reach of village amenities.





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Benefitting from a recent extension to the ground floor, entrance is into a porch area with stable door into a useful hallway with ample cloaks storage space for muddy boots and coats. An additional stable door from the porch opens into the main accommodation which is open plan. Directly into a high specification kitchen/breakfast area with a range of fitted appliances which is open to the lounge, the centre focal point is the cast iron multi-fuel stove. The ground floor offers an effortless blend of period charm and modern finishing touches. Stairs rise to the first floor and there is a useful under stairs storage cupboard.



On the first floor, there are two double bedrooms of which both have dual aspects and fitted wardrobes. A modern shower suite benefits from underfloor heating and a heated backlit mirror. Access to the loft space is from the landing, with a pull down ladder into a half boarded space with power and light.

Finished to an impeccably high standard internally, finer finishing touches can be noted throughout including having granite work surfaces to the kitchen, underfloor heating to the shower room and having individually controlled electric Fischer radiators throughout



Lounge

4.52m x 3.38m (14'9" x 11'1")

Open to the kitchen is the lounge which has a feature cast iron multi fuel stove with wood mantle and stone hearth. A good size reception area which has south facing double glazed Mullion windows and onward reaching views, laminate flooring, electric radiator, under stairs storage cupboard and stairs to the first floor.

Hall

4.74m x 1.38m (15'6" x 4'6")

A recent addition which has four double glazed windows, Velux skylight with blackout blind, tiled flooring, electric radiator and a stable door to the rear garden.

Landing

The first floor landing has fitted carpeting, electric radiator and access to the loft via a hatch with pull down ladder. The loft has light, power and is half boarded for storage.



Bedroom

4.28m x 2.96m (14'0" x 9'8")

The primary bedroom has a south facing outlook towards open countryside and Saddleworth valley scenery from the double glazed Mullion windows. A dual aspect is provided with side double glazed windows, again offering a fantastic snapshot of Diggle landscape. The bedroom has fitted carpeting, fitted wardrobes, fitted drawers and an electric radiator.

Bedroom

3.39m x 2.94m (11'1" x 9'7")

Offering a dual aspect with side and rear double glazed windows, excellent views are afforded to the surrounding scenery. This double bedroom has fitted wardrobes, fitted drawers, carpeting and an electric radiator.

Shower Room

2.05m x 2.00m (6'8" x 6'6")

Comprising a modern shower suite of low level wc, vanity wash basin, walk-in rainfall shower with separate attachment, tiled walls and flooring with underfloor heating, heated towel rail.



Externally

Garden spaces are to the rear of the home and accessed from the hallway. You are greeted to a block paved patio area with a good amount of space for seating. Boundary drystone walls provide privacy from neighbouring properties without compromising on the stunning panoramic outlook on offer. Beyond the patio seating area is a lawned garden which further benefits from the open aspect views.

Parking is by means of a recently resurfaced driveway to the side of the home for one car, fitted with an electric vehicle charging point. Further parking is on street across the lane.

The owners of Middle Holly Grove Cottage have also acquired a piece of land across the lane from the home which could be landscaped to create additional parking if required.

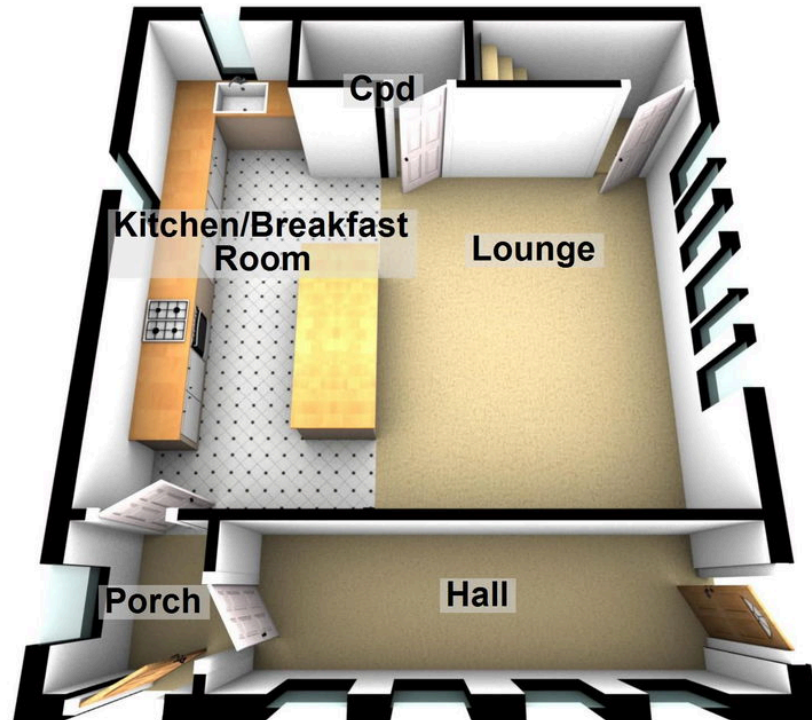
Additional Information

TENURE: Freehold - Solicitor to confirm.
GROUND RENT: n/a
SERVICE CHARGE: n/a
COUNCIL BAND: B (£1829.62 per annum.)

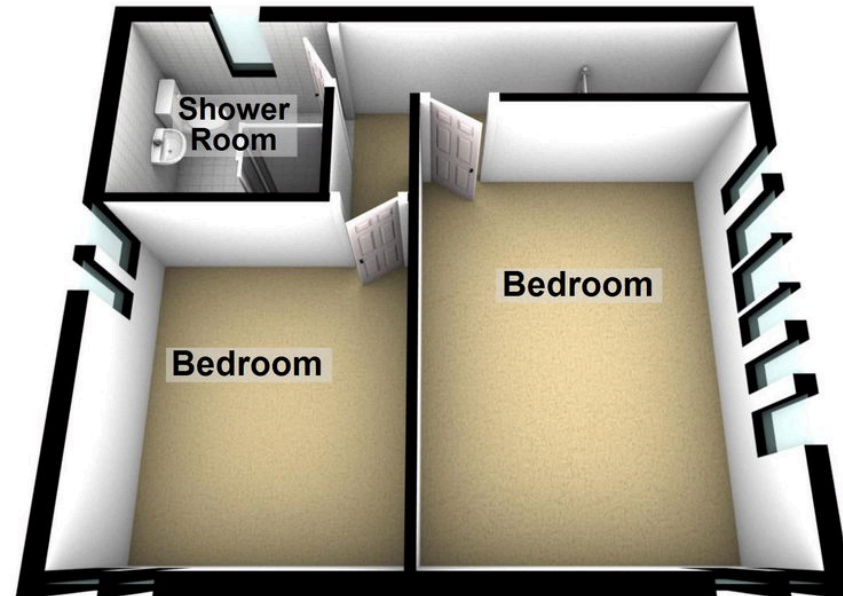




Ground Floor



First Floor



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