



KNOTT HILL FARM KNOTT HILL LANE OLDHAM, OL3 5RJ

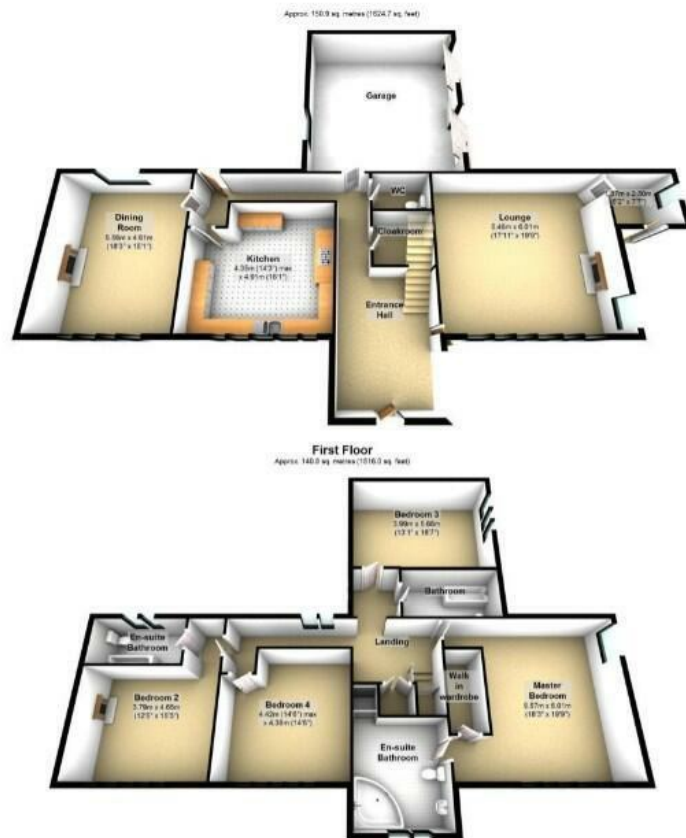
£1,000,000
FREEHOLD

A beautifully situated four-bedroom detached stone built period home, enjoying some of the most impressive panoramic views in the Saddleworth area, overlooking the sought-after village of Uppermill, Saddleworth Golf Club and Aldermans Hill. This characterful and substantial stone-built residence dates back to the 18th century and was thoughtfully rebuilt in the late 1980s. It is set within approximately 8.5 acres of landscaped gardens and grazing land, offering an exceptional sense of space and seclusion.

The property is approached via a gated entrance with a long sweeping driveway and benefits from excellent commuter connections, with the M62 motorway just a 15-minute drive away, and Greenfield railway station providing direct services to Manchester Piccadilly in around 25 minutes. The charming village of Delph, with its range of local amenities, is also within a pleasant 15-minute walk.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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