



Wildhouse Court

Milnrow, OL16 3UU

£495,950



- CHARACTERFUL THREE BEDROOM BARN CONVERSION
- PRINCIPAL BEDROOM WITH EN-SUITE & CLOSET
- SEMI-RURAL POSITION WITH COUNTRYSIDE VIEWS TO FRONT & REAR; NOT OVER-LOOKED
- CONVENIENT FOR MILNROW, SMITHY BRIDGE, LITTLEBOROUGH TRANSPORT LINKS
- EPC RATING D
- SPACIOUS DOUBLE ASPECT LOUNGE WITH MULTI-FUEL STOVE
- BEAUTIFULLY ESTABLISHED GARDENS ALONG WITH FRUIT TREES / BUSHES, SEPARATE GROWING PLOT, CHICKEN PEN, GREENHOUSE & STORAGE SHED
- DRIVEWAY PARKING
- COUNCIL TAX BAND D
- FREEHOLD

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Hunters Estate Agents are delighted to offer to the market this charming three-bedroom barn conversion, occupying a highly desirable semi-rural position within easy reach of tram, train & bus networks with attractive countryside views to the front & rear and beautifully established gardens.

Offering a wonderful blend of character, space and practicality, the accommodation comprises a welcoming entrance hall, fitted kitchen, useful utility room, separate dining room and a generous lounge featuring a multi-fuel stove, creating a warm and inviting focal point. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities and fitted closet, together with a family bathroom.

Externally, the property occupies a superb plot with gardens that are undoubtedly one of its standout features. Thoughtfully landscaped and exceptionally well stocked, the gardens offer a variety of seating and entertaining areas, established lawns and an abundance of mature trees, shrubs and planting. The open countryside views beyond provide a beautiful backdrop and a sense of tranquillity rarely found.

A separate piece of land situated opposite the dwelling with potential building opportunity subject to necessary planning consent. This land is available to purchase by negotiation with the vendor.

Despite its peaceful setting, the property is conveniently located for the centres of Milnrow and Littleborough, with a wide range of shops, supermarkets, restaurants and everyday amenities close by. Well-regarded primary and secondary schools are within easy reach, whilst excellent transport links include nearby access to the M62 motorway and railway stations at Smithy Bridge and Littleborough, providing convenient connections to Manchester, Leeds and beyond.

Traditional Barn conversions of this nature rarely come to the market, offering characterful accommodation, stunning gardens and countryside v

Porch

5'4" x 5'10" (1.62m x 1.77m)

The entrance hall welcomes you with a neutral, bright space featuring a charming grey wooden front door with a decorative window. The area is well-lit by a window with white shutters and, stone flooring creating a fresh and inviting atmosphere as you step inside.

WC

The downstairs cloakroom is fresh and modern, featuring a white sink and WC set against a striking blue wall, white panelling below and wood laminate floor.

Inner Hallway

8'9" x 11'7" (2.67m x 3.54m)

The inner hallway provides a bright and practical transition space within the home, with neutral decor and an under-stairs storage cupboard. It connects the lounge, kitchen, and dining area, leading effortlessly through the ground floor.

Dining Area

9'4" x 11'7" (2.85m x 3.54m)

The dining area offers a cosy and intimate setting for meals. It is neutrally decorated, allowing flexibility for various dining furniture styles. A window provides natural light with white fitted shutters.

Kitchen/Breakfast Room

The kitchen/breakfast room is bright and airy, featuring white cabinetry with glass-fronted and plain upper units and wooden worktops. Exposed wooden beams add character and charm, enhancing the rustic yet modern feel. A spacious window above the farmhouse sink offers pleasant garden views while flooding the room with natural light. The kitchen is well-equipped with a built-in oven, hob, and space for a large fridge freezer, alongside a breakfast bar with seating for up to four, making it a practical and sociable space.

Utility Room

10' x 5'10" (3.05m x 1.77m)

The utility room is thoughtfully arranged with gas fitted combi-boiler, practical white work surfaces and wall units providing storage. It includes space for laundry appliances beneath a window that looks out to the side of the property, allowing natural light to brighten the room. This space is efficient and functional, ideal for household chores.

Landing

8'9" x 11'7" (2.67m x 3.54m)

The landing is spacious and bright, featuring neutral walls with subtle accent wallpaper and a fitted cupboard for storage. A window with fitted shutters lets in natural light, and the area provides access to the bedrooms and bathroom upstairs.

Lounge

18'5" x 14'11" (5.62m x 4.55m)

This delightful lounge boasts character with exposed wooden beams and a stone fireplace housing a multi-fuel stove, creating a cosy focal point. Large dual aspect windows with fitted shutters to the front flood the room with natural light, while the tasteful mix of traditional and contemporary elements offers a welcoming and comfortable living space.

Bedroom 1

11'10" x 14'11" (3.60m x 4.55m)

This double bedroom is bright and peaceful, with the original barn's stone arch adding character and window fitted with shutters that lets in ample natural light. The room's neutral decor and carpeted flooring create a calm environment. A walk-in closet provides practical storage, while the room's dimensions allow for versatile furnishing options.

En-suite

6'4" x 9'4" max (1.92m x 2.84m max)

The en-suite bathroom attached to Bedroom 1 features a large walk-in shower with a glass screen, corner fitted toilet, and hand-basin set into a vanity unit along with grey Karndean flooring. A window lets in natural light, enhancing the fresh, clean feel of the room.

Bedroom 2

9'4" x 11'7" (2.85m x 3.54m)

Bedroom 2 is a comfortably sized double room with a large window fitted with shutters, welcoming in natural daylight. The room is finished with soft carpeting and painted walls, providing a blank canvas for personal touches. Loft access can be reached via bedroom 2

Bedroom 3

10' x 9'9" (3.05m x 2.98m)

Bedroom 3 is a cosy space, suitable for a small double or as a home office. It benefits from a large window overlooking the rear garden and has neutral decor, keeping the room feeling bright and airy.

Bathroom

10' x 5'11" (3.05m x 1.81m)

The family bathroom is a generous size and features a traditional white suite with a bath, a shower fitted above the bath, toilet, and basin. The tiled floor and neutral tones create a clean and fresh atmosphere, while a window adds natural light and ventilation.

Garden room

19' x 8'3" (5.78m x 2.51m)

Currently used as a home office this is a bright and versatile space with full power and lighting, four double opening windows and double patio doors that overlook the garden.

Rear Garden

The rear garden is a beautifully maintained outdoor space featuring mature trees, lush lawns, and colourful shrubbery. It offers areas for relaxation and outdoor activities, with a peaceful and private atmosphere. There is a paved patio with wooden pergola, a decked seating area; perfect for dining or enjoying the sunshine and a 'secret' cobbled nook.

Driveway

Private driveway parking providing off road parking for two cars.

Additional land

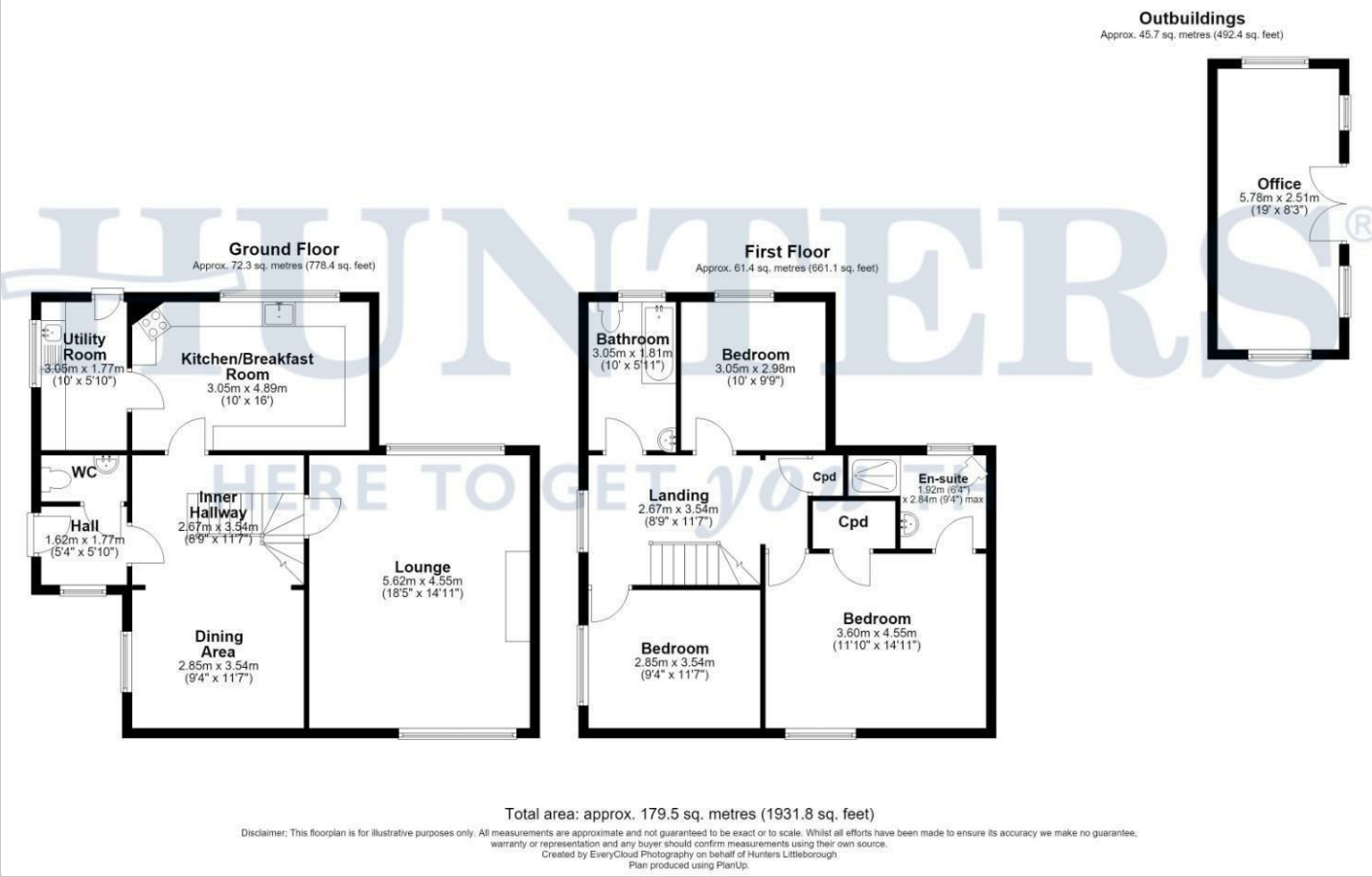
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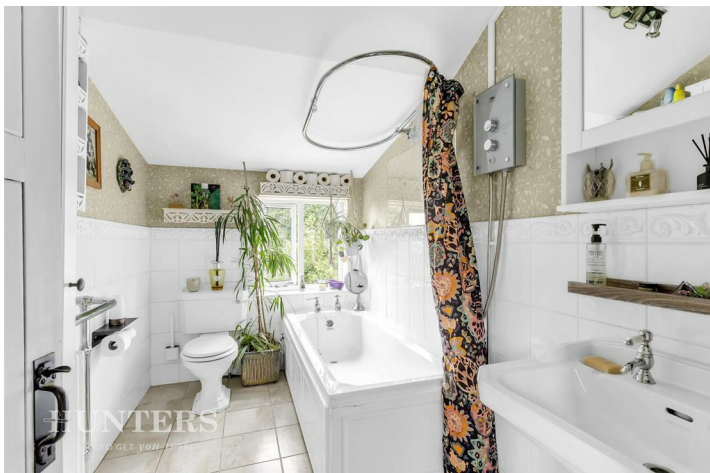
Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

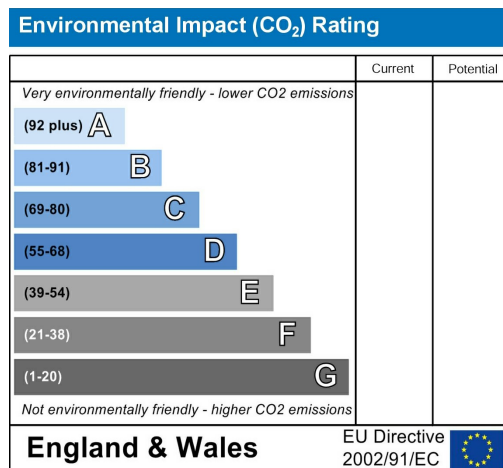
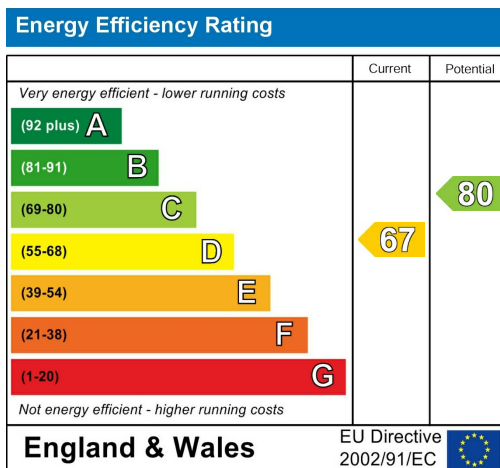
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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