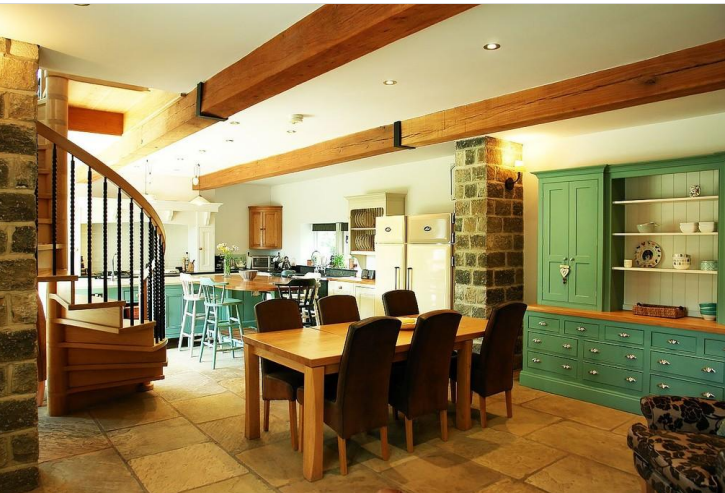




Bunkers Cottage
Tunstead Lane
Greenfield, Saddleworth
£925,000

- Grade II Listed
- Highly Desirable Location
- Stunning Views
- High Level Of Finish
- Four Double Bedrooms, All Ensuites
- Approximately 3115 sq ft
- Utility Room
- Three Reception Rooms



This grade II listed character three storey weavers cottage has been rebuilt to modern standards during its comprehensive and sympathetic restoration of recent years, using the finest of material to create a stunning family home in an absolutely superb location. The property is positioned on a large, level, private plot with secure gated driveway for numerous vehicles, plenty of lawn garden with Indian stone paved patio areas to both the front and rear and stunning open views. The interior has all been custom designed and built to provide large rooms flooded with natural light yet the property cleverly still looks and feels like a traditional Saddleworth home. Solid oak beams, exposed roof trusses, oak internal doors, period cast iron radiators, stone floors and use of select materials really do create a stunning family home in a premier location. Only an internal inspection will truly reflect the high standard and detail on offer with this fabulous Saddleworth gem.

LOCATION

Positioned in one of Saddleworth's most sought after green belt locations within striking distance of Greenfield village and therefore of course all village amenities. Dovestone reservoir is within walking distance and country walks are plentiful from this semi rural location. Commuters will find the railway station convenient for access to Manchester and Huddersfield and the M60/M62 motorways are around a twenty minute drive from the house. Greenfield has excellent Ofstead rated primary schools with Mossley, Hollins and Saddleworth being the two closest high schools.

HALLWAY

11' 1" x 14' 10" (3.38m x 4.53m) Accessed via a timber door opening to a bright and airy hallway with open height ceilings. Stone flooring with under floor heating, mullion double glazed windows, and exposed stone wall and solid

oak staircase rise to the first floor landing.

WC

7' 2" x 4' 7" (2.2m x 1.4m) With stone flooring and under floor heating, low level WC, wash hand basin, partially tiled walls, built in storage for the data/ communications hub and mullion obscure double glazed windows.

LOUNGE

18' 3" x 14' 6" (5.563m x 4.443m) A large stone inglenook fireplace housing a multi fuel stove is certainly the centrepiece to the room. A door height window and mullion windows (double glazed) provide plenty of natural light and the exposed beams and period cast iron radiator add further character to the room.

KITCHEN - DINING ROOM

18' 8" x 32' 5" (5.7m x 9.9m) Definitely the heart of the

home and purposely left open plan being the main family area in the home. The custom designed and built kitchen is worthy of any country kitchen magazine. With fitted wall and base level units, a free standing dresser and solid oak freestanding larder, along with a large centre island. The work tops are a mix of granite and solid oak and which include a double ceramic sink unit and drainer and a food preparation sink within the centre island. A four oven gas Aga has two hot plates and two gas hob burners with a matching free standing Aga fridge and freezer to compliment also integrated dish washer. The centre piece of the room has to be the working cast iron range stove which is an original piece by T. Hudson □ Manchester. There is under floor heating to the stone floor. Dual aspect mullion windows and large timber framed bi-fold doors opening onto one of the front patio areas flood the space with more natural light. A solid Oak bespoke built spiral staircase leads to an additional reception room to the first floor.

UTILITY ROOM

7' 1" x 10' 0" (2.18m x 3.05m) A useful space with fitted wall and base level units, coordinating worktops, stainless steel sink unit and drainer, plumbing for washing machine and tumble dryer, stone flooring with under floor heating, rear facing window and a timber stable door leading to the rear patio.

FIRST FLOOR RECEPTION/LEISURE

18' 1" x 18' 7" (5.52m x 5.67m) Truly an amazing space; this large modern room is light and airy having floor to ceiling windows providing superb views across the Saddleworth hills, a bank of large Velux windows and two further large windows to the gable elevation. Currently being utilised as a gym and home office, but with a multitude of uses. The feature living flame gas fire to the chimney breast and period radiator heat the room with further character added with the exposed oak beams to the

ceiling apex.

LANDING

An open galleried landing with dual aspect mullion and double glazed windows (with remote controlled blinds). Cast iron period radiators, exposed stone wall and solid Oak beams.

BEDROOM

19' 1" x 14' 9" (5.82m x 4.51m max) With dual aspect mullion and double glazed windows, fitted carpeting, cast iron period radiator and exposed solid Oak beams.

ENSUITE

6' 6" x 7' 5" (2m x 2.27m) Comprising low level WC, wash hand basin, Jacuzzi bath with mains fed shower over, folding glass shower screen, fully tiled walls, tiled flooring with under floor heating, heated towel rail and period radiator, exposed Oak beam, extractor fan and obscure window.





BEDROOM

18' 8" x 12' 4" (5.7m x 3.76m) With dual aspect mullion and double glazed windows, fitted carpeting, period radiator and exposed solid Oak beams.

ENSUITE

5' 4" x 5' 2" (1.64m x 1.59m) Comprising low level WC, wash hand basin, shower cubicle with mains fed shower over, fully tiled walls, tiled flooring with under floor heating, heated towel rail and radiator, exposed oak beam, extractor fan and obscure window.

LANDING

Open galleried with mullion double glazed windows, Velux double glazed window, cast iron period radiator and fitted carpeting.



BEDROOM

19' 6" x 15' 7" (5.95m x 4.76m) With dual aspect mullion and double glazed windows, fitted carpeting, period radiator and exposed solid Oak trusses and beams to the ceiling apex.

ENSUITE

6' 9" x 6' 7" (2.06m x 2.03m) Comprising low level WC, wash hand basin, Jacuzzi bath with mains fed shower over, glass folding shower screen, fully tiled walls, tiled flooring with under floor heating, heated towel rail and period radiator, exposed Oak trusses, extractor fan and double glazed window.

MASTER BEDROOM

18' 7" x 13' 5" (5.68m x 4.1m) With triple aspect mullion and double glazed windows, custom built wardrobe with hanging rails, draws, and TV point, fitted carpeting, two



cast iron radiators and exposed solid Oak trusses and beams to the ceiling apex.

WALK IN WARDROBE

7' 1" x 9' 8" (2.16m x 2.96m) Another custom built and fitted space with Oak built open wardrobes, draws and shelving, mullion and double glazed windows and fitted carpeting.

ENSUITE

8' 9" x 11' 5" (2.69m x 3.48m) A bright and airy luxury ensuite comprising Villeroy and Boch low level WC, his and hers sink units above a custom Oak built storage cupboard with granite top, walk in wet style waterfall shower with additional mixer shower, large oval hydrotherapy bath by Laufen, fully tiled walls and flooring with natural stone tiles, under floor heating, mullion and Velux double glazed windows, cast iron vertical radiator with towel rails, Oak

exposed beams and roof trusses to the ceiling apex.

EXTERNAL

Double timber gates open over cobbles to the driveway and turning area which provides ample off road parking for numerous vehicles. The dry stone walls enclose the driveway and gardens with laurels, shrubs and trees providing plenty of privacy. Indian stone paved patios and pathways offer great places to enjoy the gardens with storage provided via a large timber framed shed (with light and power) and log store. A water supply is to the rear with security lighting also in place. The front in particular provides fantastic views of the surrounding countryside.

ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

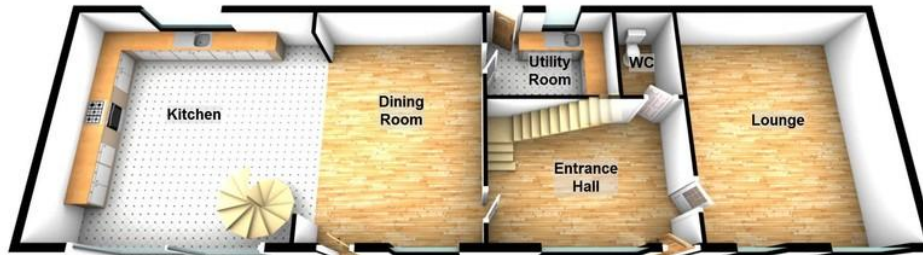
HEATING: Warmed via both gas fired central heating and under floor heating.

SECURITY: Intruder alarm system, wired smoke detectors & external security lighting.

WINDOWS: Original mullions to rear & new mullions to the front elevation. Bespoke timber framed windows of varying sizes and Velux roof windows.



Ground Floor



First Floor



Second Floor



CAT 5 wiring throughout the property.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements