



Hill House, Lumb Lane, Oughtibridge: £699,950

Farm House | 3 Bedrooms | 2 Bathrooms

United  Homes



INTRODUCTION

United Homes are excited to launch an exclusive development situated in this stunning location of Oughtibridge with breath-taking views over Onesacre and Ewden Valley and within close proximity to the Peak District National Park. Extremely high specification throughout, standing in magnificent gardens and rural landscape whilst forming part of a small & exclusive secure development.

Hill House is the original farmhouse having ample character and many outstanding features. The Farmhouse comprises of entrance hall, snug, lounge, kitchen/diner, cellar, stairs & landing, master bedroom with ensuite, two further bedrooms and a family bathroom. To the outside are gardens to the front and rear, parking and a stone built detached double garage.



ENTRANCE HALL

The entrance into Hill House is gained through a solid oak door with a glazed panel into the hallway. A further solid oak door to the left leads to the snug area and the access to the right opens to the lounge area.



SNUG

This excellent additional reception room offers a multitude of uses. The focal point of the snug is the original stone fire surround, with full chimney lining to enable a fire or stove to be fitted if required. The snug benefits from; uPVC double glazed window; Central heating radiator; Ceiling spotlights; Carpet flooring; BT and power points;



LOUNGE

The impressive lounge has rear and front facing uPVC windows offering far reaching views over the valley. The room benefits from; Central heating radiator; Ceiling spotlights; Carpet flooring; BT and power points; A feature brick fire surround. Solid oak door leading to the cellar. The lounge has open plan access into the kitchen/ diner;



KITCHEN DINER

An excellent family space with; Top of the range fitted kitchen incorporating soft grey toned wall, base and drawer units; Quartz work surfaces, upstands and breakfast bar; Integrated Neff double oven; Induction hob, gloss splash back and extractor fan; Fridge freezer; Dishwasher; Washing machine; Dryer; 1 1/2 Caple sink and drainer with attractive mixer tap; Under unit lighting; Central heating radiator; uPVC double glazed window with superb surrounding countryside views; Vinyl flooring; Recessed ceiling spotlights; Aerial and power sockets; Spacious dining area with uPVC double glazed patio doors leading out to the rear garden;



CELLAR

With; White washed walls; Stone flooring; Ceiling strip lights;



STAIRCASE AND LANDING

With stairs rising to the first floor with; Modern oak and chrome handrail; Carpet flooring; Solid oak doors to the bedrooms, family bathroom and storage cupboard; Exposed beams to the ceiling; Excellent natural light provided via four uPVC double glazed windows; Recessed ceiling spotlights;



MASTER BEDROOM

The lovely master bedroom has; uPVC double glazed window; Central heating radiators; Ceiling spotlights; Carpet flooring; Aerial and power sockets; Solid door to ensuite;



EN SUITE BATHROOM

The ensuite bathroom is beautifully finished with the luxury 'Porcelanosa' brand fixtures, fittings and floor and wall tiles. Comprising of; Bath; Separate shower cubicle; Wash basin and wc, Wall mounted vertical heated towel rail; Ceiling spotlights; uPVC obscure double glazed window; Extractor fan; Shaver point;



BEDROOM TWO

Bedroom two has; Exposed ceiling beams; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed window to the front elevation;



BEDROOM THREE

Bedroom three has; Exposed ceiling beams; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed window to the front elevation; Power and aerial sockets;

FAMILY BATHROOM

As in the ensuite, the family bathroom is fully fitted with the luxury 'Porcelanosa' brand fittings, and floor and wall tiles. Comprising of; Bath; Separate shower cubicle; Wash basin and wc; Wall mounted vertical heated towel rail; Ceiling spotlights; uPVC obscure double glazed window; Extractor fan; Shaver point;



GARAGE

The free standing double garage has; Electric doors; Power sockets; Lighting. To the side of the garage a solid door leads to the shared distribution room for the development.



OUTSIDE

To the front of the property a sweeping driveway leads down to the development from Lumb Lane. Fledgling Lime, Maple and Hornbeam trees, which line the drive, will mature to give privacy and colour throughout time to come. Hill House is accessed via steps, with a useful side handrail, leading from the parking area and double garage to the entrance door. Multi level planting and lawn areas lay behind natural stone walls to the front of the property. To the rear there is a large laid lawn and stone patio areas with superb views over the valley and beyond.



ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any, furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

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