

ROUNDHILL FARM BACK O' TH' LOW ROAD SADDLEWORTH OL4 3SG

**TENURE
FREEHOLD**

**VIEWING
BY APPOINTMENT ONLY**

- 4 BEDROOMS
- LARGE FARMHOUSE DINING KITCHEN
- LARGE PRIVATE GRAVELLED DRIVE
- 3 HUNTER-SIZED STABLES
- APPROX 15 ACRES
- 3,500 FT² BARN
- DETACHED GARAGE



£730,000

**ROUNDHILL FARM & THE
STRINESDALE VALLEY**

This is a unique opportunity to acquire a well presented, superbly maintained family home with equestrian potential. Roundhill Farm is a spacious 4-bedroomed, detached property superbly situated within the Saddleworth border, either in West Yorkshire or Lancashire, dependent on your loyalties! The bungalow was built in 1977 but has been considerably extended and improved over the last 20 years. Both the bungalow and garage are constructed of Marshalite stone and roofed with blue slate.

To describe Roundhill as a bungalow is, technically, correct, in that it has no internal stairs, but it would be more accurate to call it a 'single storey dwelling'. Why? Because it neither looks nor feels like a standard bungalow, with the north-west facing side of the building roughly at first floor level to take advantage of the spectacular views of the surrounding valley and an abundance of natural light.

Roundhill Farm is in a quiet, rural setting with no immediate neighbours but within a happy, friendly community. The property extends to approximately 15 acres of land, which includes the grazing land and curtilage. The grazing land is a combination of flat and sloping pasture divided into five fields and providing ample summer grazing and winter turn-out for the three horses which occupy Roundhill's stables.

Roundhill has its own private, gravelled drive leading off a Council maintained road, affording ample parking and turning space. The entrance to the driveway is double-gated, which allows easy access for large vehicles.

The well tended lawns and garden have been designed for low maintenance, and include a number of specimen trees, fruit trees and soft fruit bushes. Two areas of woodland were planted 20 years ago, and these offer shelter and privacy for the house and garden.

The range of outbuildings includes a 3,500 sq ft barn, stable block with 3 hunter-sized stables, yard and tack room, detached garage, greenhouse and chicken house, all easily accessible from the house and conveniently arranged.

Roundhill Farm occupies an enviable position within the Strinesdale Valley, with spectacular views over the surrounding countryside. This property really does offer the best of both worlds: a quiet, rural setting yet within easy reach of shops, schools, motorways, airports and the public transport network. Strinesdale Country Park is within easy walking distance of the property, affording miles of off-road riding and walking - photos of the Country Park are included in the Photo Album.

HOUSE & GARDENS

GENERAL

Roundhill Farm was built in 1977, and has been considerably extended over the last 20 years. The property is well maintained throughout and offers flexible, spacious family accommodation in a peaceful, rural setting on the edge of a small hamlet within Saddleworth.

The property affords easy access to all local amenities, schools, shops and local public transport routes for the Saddleworth villages, Manchester, and Huddersfield. Mumps railway station is 2 miles away, and Manchester Airport is approximately 25 minutes by road. Manchester city centre is 15 minutes away by train, and the planned Metrolink system will link Rochdale with Altrincham, via Oldham, within the next few years. This tram/train service will also serve Manchester city centre and Salford Quays.

Strinesdale Country Park and Wild Life Area are within safe and easy walking distance of Roundhill Farm and offer miles of off-road riding, walking and cycling. Strinesdale Country Park was originally two reservoirs which were decommissioned some years ago and the 50-acre site landscaped to create a spectacular countryside area.



THE DRIVE FROM THE FRONT DOOR



THE HOUSE FROM THE FRONT LAWN

ENTRANCE HALL

1.98m (6'8") x 1.98m (6'8")

A UPVC front entrance door leads into the entrance hall, which has a front facing window, centre light fitting and glazed access door leading into the inner hallway.



INNER HALLWAY

11.6 m² (125 ft²)

The large, well presented, L-shaped hallway has three ceiling light fittings, a single-panelled radiator, a good range of floor-to-ceiling fitted storage cupboards and access to the loft area.



LOUNGE

Front & Rear

6.83m (22'5") x 3.56m (11'8")

This superb, extremely spacious, quiet and comfortable room has a roof-height, vaulted ceiling and an attractive feature fireplace with a bespoke York stone surround, slate tiled hearth and a Montrose multi-fuel stove. The stove will burn wood or smokeless coal, and roasts chestnuts to perfection!

There is ample room at one end of the room for a dining table and, at Christmas, easily accommodates a huge Christmas tree. The front and rear facing windows overlook the gardens.



VIEW TOWARDS THE FRONT GARDEN



VIEW TOWARDS THE REAR GARDEN

FARMHOUSE KITCHEN

Side & Rear

5.00m (16'5") x 5.47m (15'0")

This well-appointed and finished spacious farmhouse dining kitchen has an extensive range of Magnet fitted wall and floor mounted units, inset double bowl stainless steel sink unit with mixer tap, additional round inset stainless steel sink with mixer tap, co-ordinating work surfaces and complementary wall tiling. There is a dark blue oil fired Rayburn range cooker, which also supplies hot water and central heating, plumbing for an automatic washing machine and ample space for a free-standing fridge and freezer. The room has three ceiling spotlight fittings, side and rear facing windows with extensive views and an access door into the rear porch.

Our 8' table fits into the kitchen with plenty of space to spare, and seats 10 people comfortably. It's the perfect room for get-togethers with friends and family - this room really is the heart of the house.



REAR PORCH

1.8m (5'11") x 1.0m (3'3")

The rear porch has feature exposed stone walling, a centre light fitting and a sliding UPVC patio door giving access to the rear of the property and the patio area.

BEDROOM 1

Front

4.52m (14'10") x 3.18m (10'5")

This well presented, large and bright double room has an extensive range of fitted wardrobes with concealed drawers, fitted bedside units and overhead storage units, providing ample storage space. The room has a centre light fitting, single-panelled radiator and a front facing window overlooking the garden.



BEDROOM 2

Front

2.87m (9'5") x 2.82m (9'3")

A further attractive and bright double bedroom with centre light fitting, single-panelled radiator and front facing window overlooking the garden.



BEDROOM 3

Side

3.61m (11'10") x 2.34m (7'8")

This good sized, attractively presented room has an extensive range of modern fitted furniture, including wardrobes, drawer units, book shelves and a desk area. There is a centre light fitting, single-panelled radiator and a side facing window with views over the Strinesdale Valley.



BEDROOM 4

Front

3.96m (13'0") x 3.35m (11'0")

Another extremely spacious, light double room, currently used as a library and home office and, again, having an extensive range of custom-made fitted cupboards, book shelves, filing drawers and large desk area. The room has two ceiling light fittings with additional fixed wall lighting, a single-panelled radiator and a front facing window overlooking the gardens and drive. There are two telephone lines installed, broadband connection and a TV point.

BATHROOM

Rear

2.74m(9'0") x 2.24m (7'4")

This well appointed and finished room with two rear facing windows has a fitted, modern three-piece suite in white with chrome fittings, including a vanity wash hand basin with a large work top and extensive fitted storage cupboards, low level WC and a large Jacuzzi whirlpool bath with overhead shower unit. The room has two spotlight units, double-panelled radiator, extractor fan and two fully tiled walls with co-ordinating decor.

STUDY

Rear

3.18m (10'5") x 2.13m (7'0")

This useful additional room links the main inner hallway to the lounge, and provides a comfortable and convenient study and computer area. The room has a centre light fitting, single-panelled radiator, broadband connection and a large window with views of the rear patio and garden area and surrounding countryside.



LOFT

An extending ladder gives access to the partly boarded and insulated loft area, which has lighting installed

EXTERNAL GENERAL

The property is reached from Back o' th' Low Road via double steel entrance gates which give onto a private gravel driveway with extensive parking.

The land and grounds extend to approximately 8½ acres, with a further 6 acres or thereabouts available by separate negotiation, if required.

The land is well fenced and watered, with established trees and woodland, mature landscaped gardens and lawns. The low maintenance gardens include a number of specimen trees as well as fruit trees, soft fruit bushes and planting to give year-round interest.



VIEW OF THE DRIVE FROM THE GARAGE

REAR PATIO

The property has a sheltered, sunken rear patio accessed from the kitchen and rear porch. The patio is surrounded by established trees, raised flowerbeds with mixed planting and a herb bed.

