



Daisy Hill Farm, Thorpe Lane, Scouthead, Oldham, OL4 3SA
Offers In The Region Of £950,000

FARM HOUSE | CIRCA 7 ACRES | SUPERB SETTING | THREE RECEPTION ROOMS | FOUR BEDROOMS |

Daisy Hill Farm is an elegant, detached farmhouse with far reaching views. Comprising of a reception hall, lounge, second lounge, study, dining kitchen, utility room, guest WC, Minstrel gallery landing, four bedrooms, the master with an en-suite, one bedroom with a balcony and a family bathroom. With circa 7 acres of land, 3 stables, large garage and considerable off road parking. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'4 x 17'6 (3.15m x 5.33m)



LOUNGE

14'4 x 23'3 (4.37m x 7.09m)



SECOND LOUNGE

16'5 x 10 (5.00m x 3.05m)

STUDY

9'1 x 9'8 (2.77m x 2.95m)



KITCHEN DINER

10'4 x 17'7 (3.15m x 5.395m)



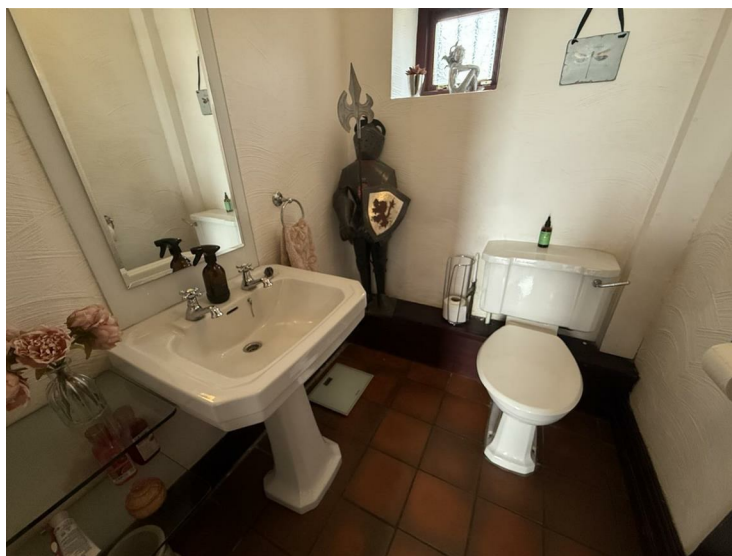
Single drainer, polycarbonate sink unit. Range cooker and extractor. A range of wall and base units with worktops and splash back.

UTILITY ROOM

5 x 5'3 (1.52m x 1.60m)

GUEST WC

4'6 x 5'3 (1.37m x 1.60m)



Two piece white suite.

FIRST FLOOR

MINSTREL GALLEREY



Landing area with 3 steps up to the next level on the left hand side and 12 steps up to the next level on the right hand side.

BEDROOM TWO

13'5 x 14'3 (4.09m x 4.34m)



BEDROOM FOUR

13'6 x 8'9 (4.11m x 2.67m)



BEDROOM THREE

10 x 13'5 (3.05m x 4.09m)



EN-SUITE

14'1 x 9'4 (4.29m x 2.84m)

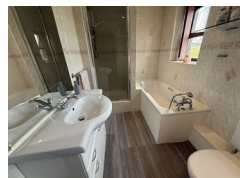
Four piece white suite, shower cubicle, fully tiled.

SECOND FLOOR RIGHT HAND SIDE



BATHROOM & WC

10'10 x 5 (3.30m x 1.52m)



BEDROOM ONE

11'8 x 19'1 (3.56m x 5.82m)



Three piece white suite, shower cubicle, fully tiled.

SECOND FLOOR LEFT HAND SIDE

French doors onto the balcony.

EXTERNALLY



With circa 7 acres, the land extends from Dirty Lane to Whitehead Lane and down to Thorpe Lane. There is a forecourt, rear and side patio, large side garden, hardstanding area at the side for multiple cars, large detached garage and 3 stables.

SERVICES -

Mains gas and electric, septic tank.

IMPORTANT NOTICE -

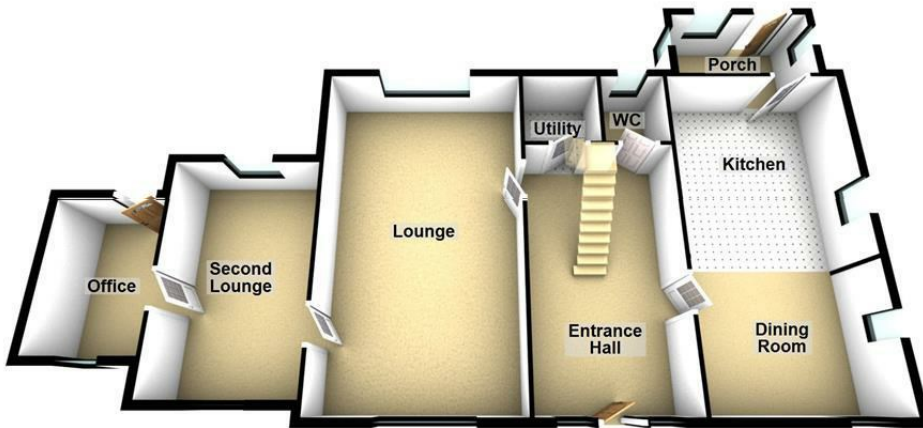
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

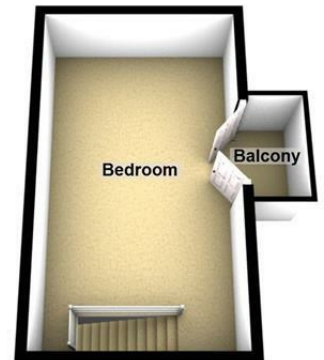
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



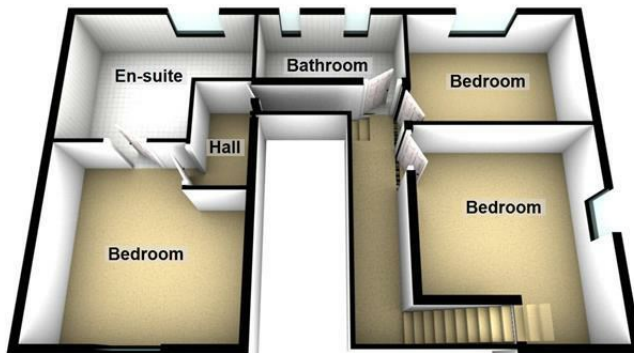
Ground Floor



Second Floor



First Floor



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

78

59