



Holly House
7 Grasscroft Heights | Oldham Road | Grasscroft | Oldham | OL4 4HU

HOLLY HOUSE



An individually designed and built, high specification home, breathtaking from all viewpoints; privately enclosed within landscaped grounds approaching ½ an acre, commanding stunning cross valley views and enjoying southwest facing gardens.



A bespoke family home which is immediately impressive; offering an amazing contemporary styled finish; the open plan design ensuring excellent levels of natural light flow throughout. Each room offers an impressive outlook whilst the living kitchen, designed by Diane Berry, presents a sociable entertaining space opening directly onto an external south facing balcony. The lounge offers exceptional proportions, with full height windows to three aspects inviting the outdoors inside. To the first floor, a galleried landing overlooks an amazing hallway and gives access to five bedroom suites.

The immediate location offers an idyllic private setting; services and amenities are easily accessible and include highly regarded schools; open countryside is within a short walk and both the M60 / M62 provide access to surrounding commercial centres. In short, a substantial, awe inspiring family home, presenting versatility, comfort, style and contemporary charm, which will not fail to impress the most discerning of home buyers.

KEY FEATURES

Ground Floor

To the front a contemporary styled portico shelters a double height glazed aspect which surrounds the door opening directly into the reception hall, immediately providing an impressive introduction to the home. The hall enjoys a double height into the apex of the building, has a glass ceiling inviting natural light indoors and offers a stunning upwards view towards a contemporary styled galleried landing; a rainfall drop light impresses further still as does the bespoke oak and Glass staircase. The hallway has full tiling to the floor and a useful storage / communications cupboard which also houses the Manifolds for the underfloor heating.

A cloakroom is presented with a modern two-piece suite, comprising a floating wash hand basin and a low flush W.C. The room has complimentary tiling to the walls and floor and a contemporary styled towel radiator.

A generous utility is presented with a quality range of fitted furniture consisting of base and wall cupboards, with a black Granite work surface and matching upstands with a mixer tap to a Belfast sink. There is plumbing for an automatic washing machine and space for a dryer. A personal door gives access to the integral garage, there is a window and door opening onto the rear aspect. A home office offers versatile space, is presented with a full height window to the rear, has full tiling to the floor and is presented with bespoke office furniture.

Lower Ground Floor

To the lower ground floor level an exceptionally well-proportioned dining room is centrally positioned to the home, a bank of Bi-folding doors opening directly onto a glass framed Juliette balcony, commanding a stunning South facing outlook over the gardens.

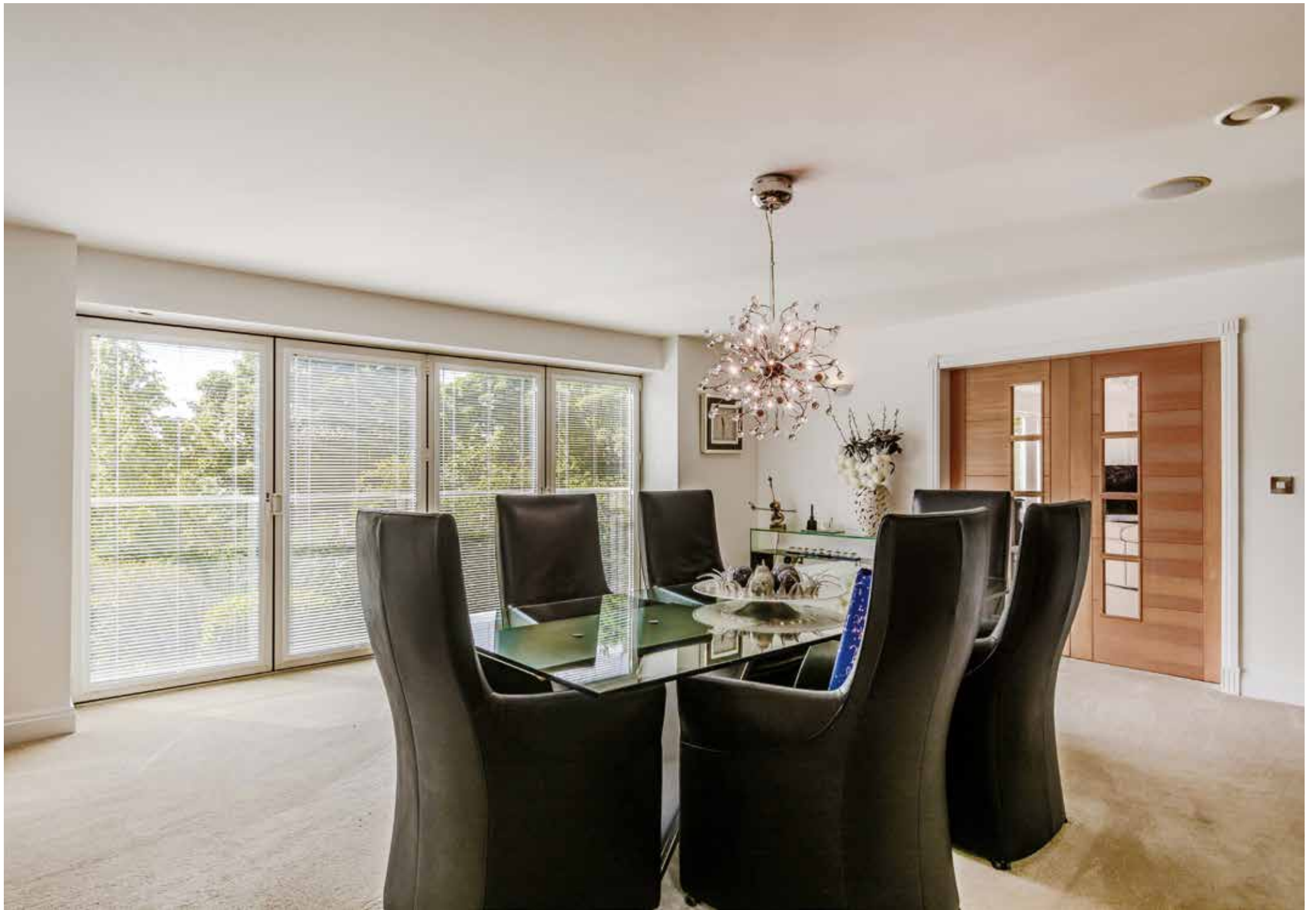
The living kitchen forms the hub of the home, has windows to three aspects, a corner of the room enjoying full height windows commanding a stunning outlook across the valley. Full height windows to the front surround centrally positioned double doors which open onto a decked terrace, which spans the corner of the room, has LED up lighting and a Glass balustrade.

The kitchen is bespoke to the property and is of the highest quality specification designed and installed by the award winning Diane Berry kitchens. A central island incorporates a Blanco one and a half bowl sink unit with a mixer tap over, and an instant Hot tap. Beneath the work surface there are two integral dishwashers, pan drawers and base cupboards; and a fixed peninsular table. There are additional floor to ceiling cupboards, a full height fridge, a full height freezer and a concealed larder cupboard with a work surface, glass shelving with feature LED backlighting and drawers beneath. Additional appliances by Neff include twin ovens, a microwave convection oven with a warming drawer beneath, a four ring Neff induction hob, a concealed extraction unit and feature down lighting. The room benefits further from corner display cabinets with a workstation over and wine chiller beneath.

The lounge offers exceptional proportions, to the West aspect of the room two full height windows command a delightful outlook over the gardens, positioned on either side of a feature chimney breast, which is home top a contemporary styled inset Living Flame gas fire. Full height windows to the rear sit on either side of French doors, opening directly onto a flagged terrace. To the front aspect of the room additional full height windows ensure exceptional levels of natural light.

















KEY FEATURES

First Floor

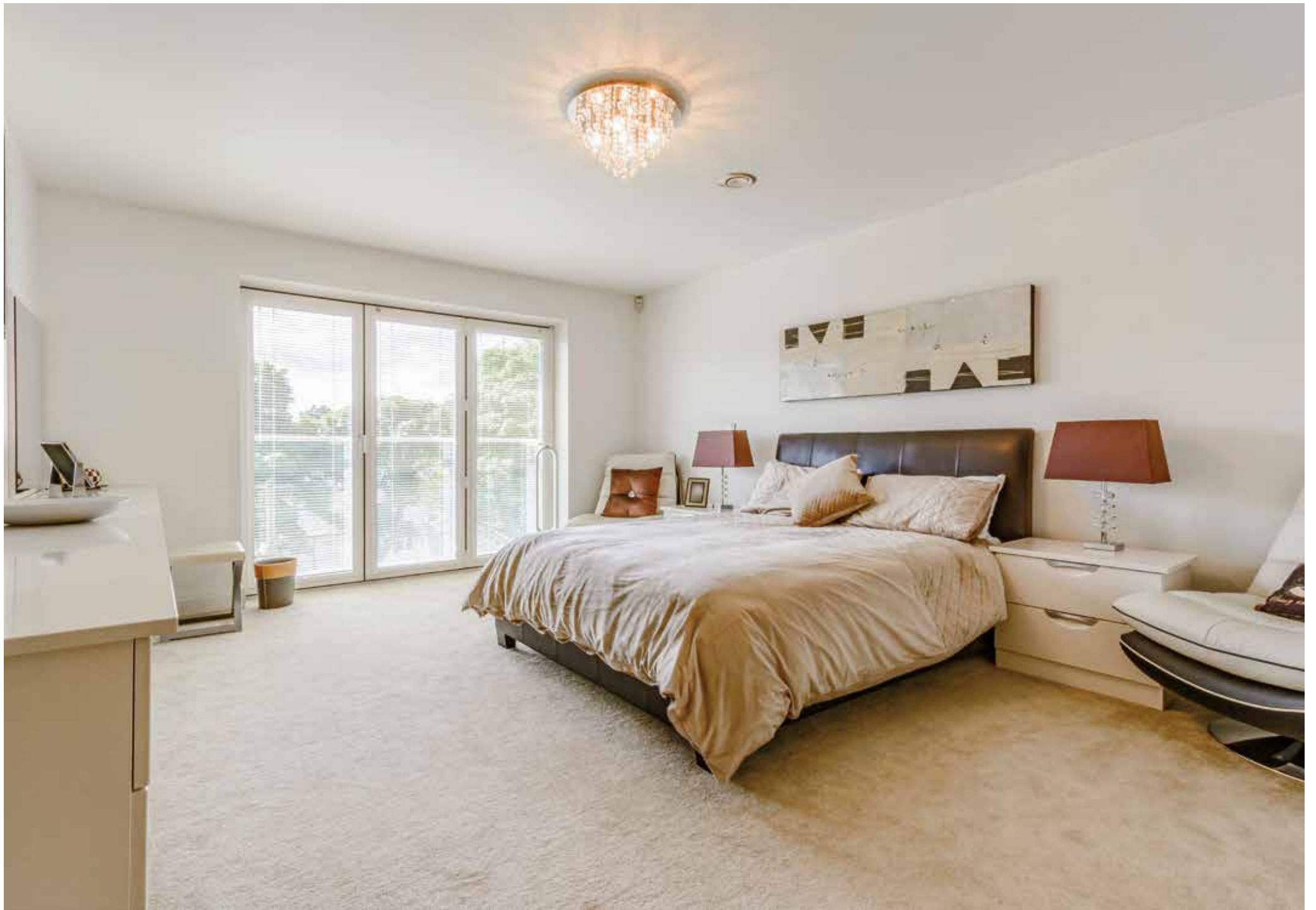
To the first-floor landing access is gained to the loft space and three bedroom suites.

The principal suite enjoys generous proportions and is positioned to the south aspect of the home. A double height glazed wall commanding stunning views over the development whilst additional full height windows to the front surround an external door which opens directly onto a decked balcony, which wraps the southeast corner of the property, has a Glass and aluminium balustrade and enjoys a South facing aspect resulting in stunning cross valley views. The room has feature tiling to the expanse of one wall, a walk-in dressing room which has a frosted window, drawer units, fitted shelving and hanging space to the expanse of one wall. En-suite facilities consist of a step-in double shower, a double ended bath with a tiled surround and mirrored back drop. Twin wash hand basins have floating vanity drawers beneath and mirror over. The room is complemented by Travertine tiling to both the walls and floor, has a heated chrome towel rail and spot lighting to the ceiling. A self-contained W. C has a low flush W.C and Travertine tiling to both the walls and floor.

To the front aspect of the property there are two additional spacious bedroom suites, one enjoying Bi-folding doors to a Juliet balcony and walk- in dressing room. Both rooms command stunning views and benefit from three piece en-suite shower rooms complemented by high quality tiling to the walls and floor.

From the landing a galleried walkway over the hall offers access to bedroom suites four and five. Each of these bedroom suites offer generous double proportions, both with windows overlooking differing aspects of the grounds whilst benefitting from fitted wardrobes. Each room enjoys En-suite facilities, the front facing room presenting a step-in shower, a double ended bath with a tiled surround, and a wash hand basin with floating vanity drawers beneath. There is a low flush W.C, complimentary tiling to the walls and floor, spot lighting to the ceiling, a heated chrome towel rail and a frosted window. Bedroom five has En-suite facilities comprising a floating wash hand basin and W.C, and a step-in shower. The room has complimentary tiling to the walls and floor, a Velux Skylight window, a heated towel radiator and spot lighting to the ceiling.















KEY FEATURES

Externally

The property is positioned on a gated development of similar styled individual homes. The grounds to Holly House extend to approximately 0.4 acres. To the front aspect of the house a Tarmac driveway provides off road parking and has stone cobbled edging. Access is gained to the double garage via an electronically operated up and over entrance door. At the front of the property extending to the side aspect is a garden laid to lawn, with established Laurel borders and a tree lined boundary, ensuring excellent levels of privacy. To the rear aspect of the house a flagged terrace wraps the property, offering differing seating areas. The garden is laid to lawn, set within a tree lined border and has a decked South facing terrace. There is a purpose-built outdoor summer house which has power, lighting and a centrally positioned light with heating, and purpose built seating and table. A pebbled area steps up to a decked base which is home to a Victorian greenhouse. The gardens enjoy established flower border surrounds and are set within a fenced and tree lined border.



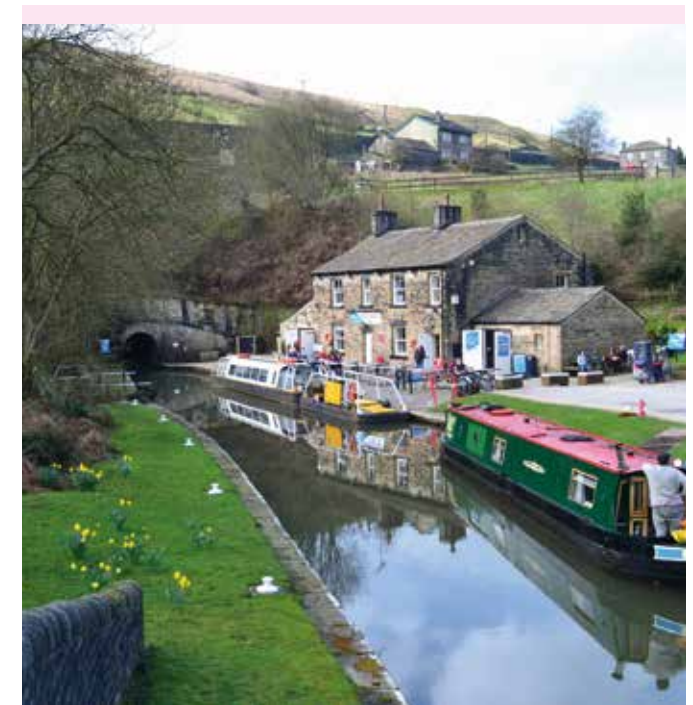


GRASSCROFT, OL4

An absolutely charming village located in the civil parish of Saddleworth, positioned only a short drive from the centre of Oldham yet enjoying the most idyllic of settings surrounded by glorious open countryside resulting in an enviable outdoors lifestyle.

Popular surrounding villages include Stalybridge, Delph, Lees and Uppermill, to name only a few; local services are in abundance and include highly regarded schools, numerous bars and restaurants all with 4* plus ratings. Pass times include museums, country parks and the glorious scenery associated with the area which includes walks around reservoirs and along canal paths. There are several local golf courses whilst transport links are excellent and include the M62 and both bus and rail services.

In short, the property and location offer the best of both worlds; all the amenities of the town right at hand, but with the delightful surrounding countryside on your doorstep..... a commuter's paradise; rural, bustling with local services and within a short drive of the M62.



INFORMATION

Additional Information

A Freehold property with mains gas, electricity, water and drainage. The property benefits from underfloor heating throughout, a surround sound system to certain rooms and an air purification system. Fixtures and fittings by separate negotiation.

Council Tax Band – G.

1967 & MISDESCRIPTION ACT 1991 - When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. None of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Fine & Country or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Fine & Country accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

Directions

Follow Oldham Road and bear right at the Farrars Arms public house. Grasscroft Heights is the second turning on the right and has a gated access with entry phone system.



Grasscroft Heights Oldham Road, Grasscroft, Oldham

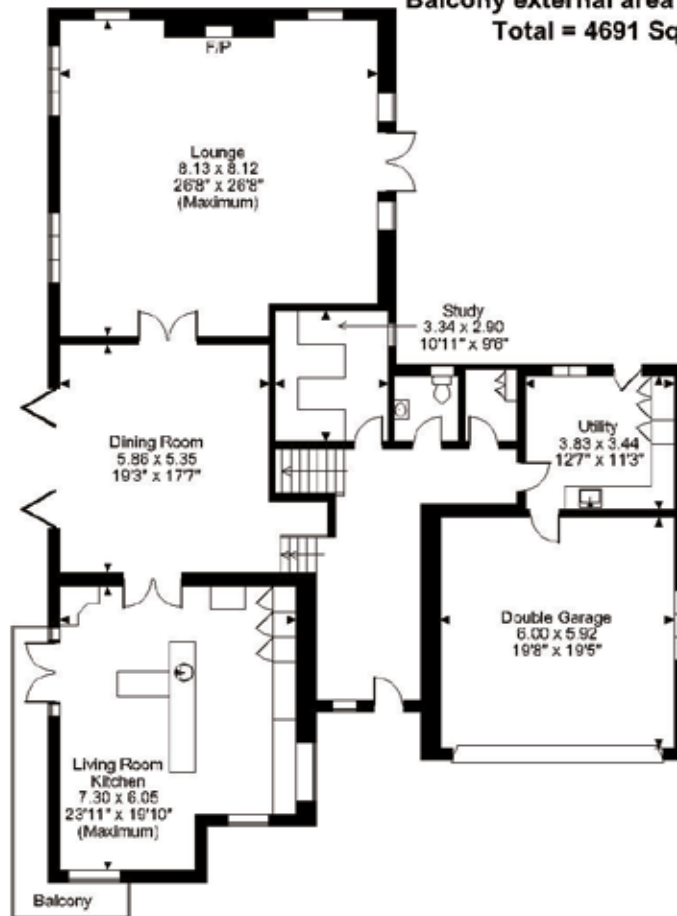
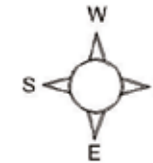
Approximate Gross Internal Area

Main House = 4309 Sq Ft/400 Sq M

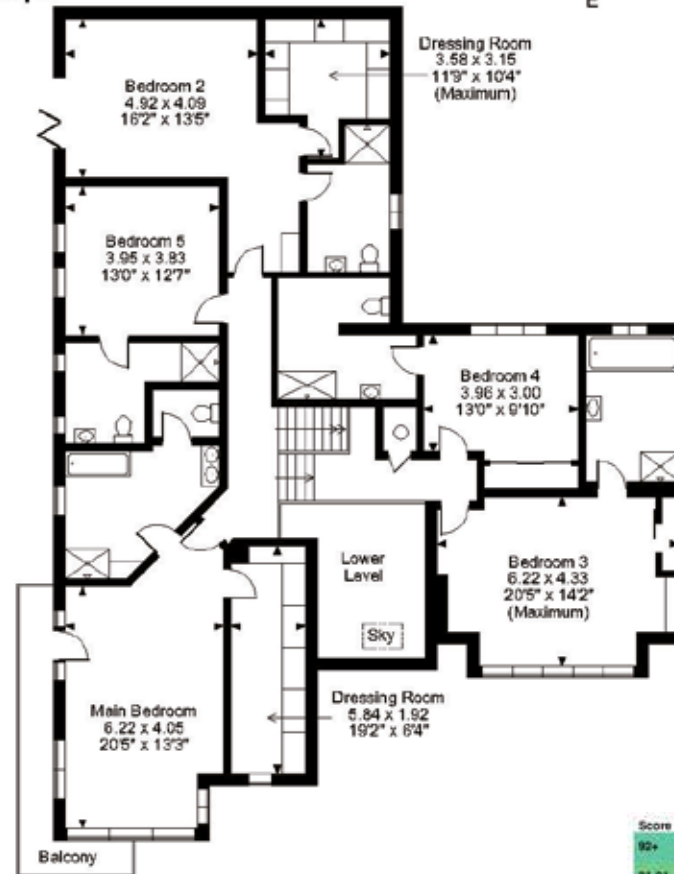
Double Garage = 382 Sq Ft/36 Sq M

Balcony external area = 184 Sq Ft/17 Sq M

Total = 4691 Sq Ft/436 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8513840/MSS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	63	63
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





Uppermill A670
Holmfirth (A635)

Ashton

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country on



Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

