



120 High Street, Scapegoat Hill

This Grade II listed 'through-by-light' cottage has a wealth of character and charm with many period features on display such as exposed stonework chimney breast, beams, and mullioned windows all complemented by more modern installations including gas fired central heating, double glazing, and a solid fuel stove. It also enjoys some absolutely fantastic views. The accommodation briefly comprises entrance lobby, lounge, dining kitchen, 2 double bedrooms, and a shower room. It has a good sized garden to the front. Scapegoat Hill is a highly sought after rural village with beautiful surrounding countryside, a well-regarded country pub, is within a fair walk or short drive of the award winning Bolster Moor Farm Shop, and Junctions 23 & 24 of the M62 are easily accessible.

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Entrance Lobby

With tiled floor, exposed stone wall, and a door taking you through to:-



Lounge

14'9" x 14'9"

Mullioned windows to the front offer some fantastic views and have a fitted seat beneath. There is a 'pew' seat fitted to the wall between the lounge and entrance lobby, a cast iron stove set into the exposed stonework chimney breast with stone feature walls to both sides, and beamed ceiling.



Dining Area

14'8" x 7'7" max

With wood effect flooring, staircase rising to the first floor with storage beneath, fitted tall store cupboard, and a wide opening takes you through into:-



Kitchen

14'3" x 5'3"

Fitted with a range of units with worksurfaces over incorporating a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over and an electric oven beneath, space for other appliances, tiled splashbacks with over counter enhancer lighting, wood effect flooring, and 4 velux roof windows provide plenty of natural light.

FIRST FLOOR

Landing



Bedroom 1

16'11" x 7'1"

Mullioned windows to the front provide some of the most terrific views. There is access to the loft via a pull down ladder.



Bedroom 2

13'2" x 7'1"

Once again, this bedroom has mullioned windows to the front offering wonderful far reaching views.



Shower Room

7'4" x 5'5"

Fitted with a white traditional style suite comprising low flush w.c., pedestal wash basin, and a large open ended shower cubicle with dual head mains fed shower. There is a radiator/towel warmer, frosted mullioned windows to the rear, inset ceiling spotlights, and tiled walls and floor.





Outside Front



Views



Aerial View



OUTSIDE

A gate gives way to a recessed bin store area and then steps that lead up to the entrance door and to a good sized mainly paved garden with borders of plants and shrubs. A great place to sit and take in those amazing views.

Viewing

By appointment with Wm Sykes & Son.

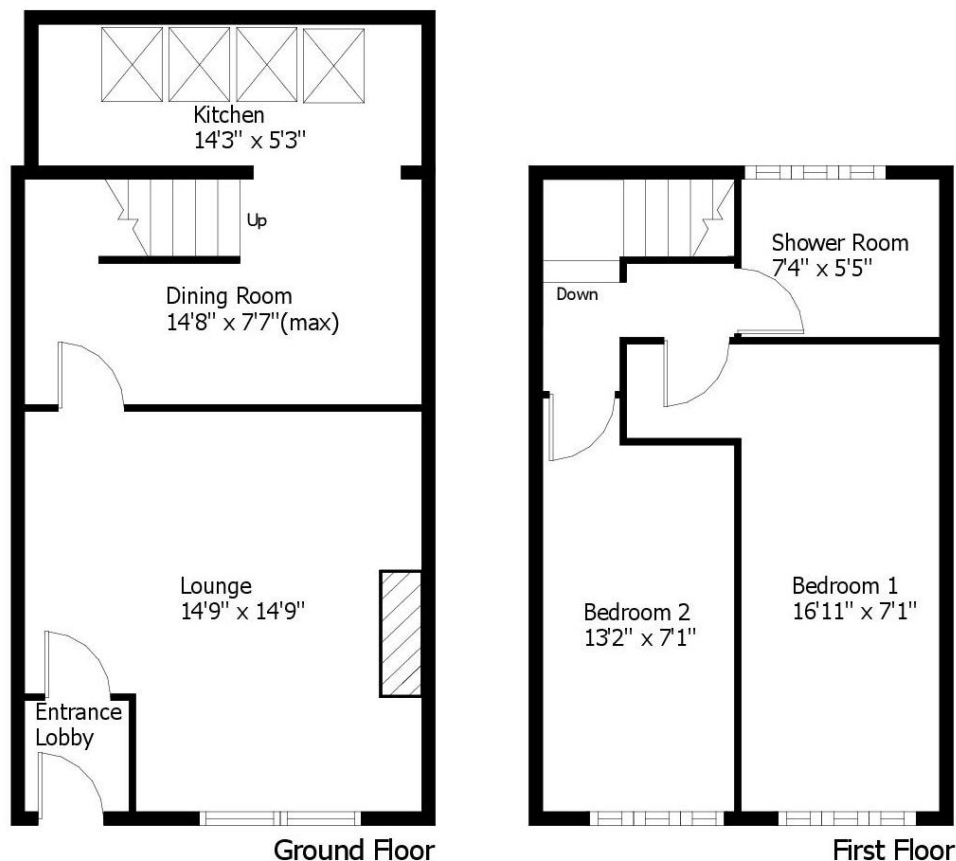
Location

From junction 23 of the M62 Motorway take the A640 New Hey Road through Outlane and out towards Rochdale. After approximately 1 mile turn left and head over the motorway onto Round Ings Road. Continue along here then take the second left onto School Lane, passing the school. At the junction, turn right to head up High Street, where the property will be found on the right near the top of the road.

Additional Information

- Council Tax – Band B
- EPC – Exempt
- The property is Grade II listed
- Tenure – Freehold
- Utilities:-
 1. Water – mains
 2. Drainage - mains
 3. Gas – mains
 4. Heating – gas fired central heating and a stove in the lounge.
 5. Electricity – mains
 6. Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including ‘Ultrafast’, are available in this area and mobile coverage at the property is offered by several providers.

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