



22 Carr Cottages , Stalybridge, SK15 3NS

£725,000

Welcome to Carr Cottages, situated in this stunning backwater of Carrbrook, this beautiful family home is brimming with character, and the views are something to behold. Let us take you on an aspirational tour of this fabulous home.

The drive up gives an indication of what's to come, and on the approach you can feel the stresses of life being left behind. You really do get the best of both worlds here, just a short drive from the bustling & historic market town of Stalybridge in one direction, whilst the popular villages of Saddleworth with its cafes restaurants and independent shops, lie in the other.

The house is full of character, from the Indian stone flooring throughout the ground floor, the wood cottage doors and traditional style radiators throughout. The fireplaces in so many of the rooms give a focal point, and the exposed stone and beams all add to the charm.

There are two ways to enter the house, either through the boot room or the formal entrance to the front. Once inside you will find a fantastic open plan living space! Ideal for busy family life, and perfect for entertaining. There is a further spacious lounge with log burner, and a separate dining room with bi-fold doors out to the garden. Upstairs

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Entrance Vestibule

Front door, windows and door into the entrance hallway. Stone flooring and built in cupboard.

Entrance Hall

Turning staircase to the first floor, cottage doors leading to all rooms off, stone flooring and a useful storage cupboard.

WC

4'2" x 14'2" (1.27m x 4.32m)

Mullioned windows to the front elevation, low level w.c and hand wash basin built into a vanity unit, good sized built in storage cupboard.

Open Plan Living

28'8" x 5'8" (8.74m x 1.73m)

This is truly the heart of this stunning family home, it will all happen here! From busy mid week family dinners, to entertaining friends at the weekend, (the current owners assure us that this space is fabulous for a good party!) Off the boot room, you are welcomed in through double opening wood doors into the kitchen, the kitchen is fitted with a comprehensive range of base level units with cosmos marble work surfaces over complete with matching breakfast bar. Integrated appliances include an AGA, fridge and separate freezer, dishwasher and washing machine. A NEFF electric oven and microwave, NEFF hob with extractor fan above, one and a half bowl butlers sink with swan neck mixer tap over. The Indian stone floor flows through the kitchen and into the dining and sitting area. This space has a feature fireplace with cast iron gas fire. There are mullioned windows to the front, side and rear.

Lounge

19'6" x 14'6" (5.94m x 4.42m)

Mullioned windows to the front elevation with far reaching views. This room is perfect to cosy up in an evening around the log burner to watch a movie? The Indian stone floor continues through this room and into the dining room.

Dining Room

19'4" x 12'0" (5.89m x 3.66m)

Mullioned window to the rear elevation, bi-fold doors open up to the garden. Perfect for summer gatherings and bringing the outdoors in. Indian stone flooring, exposed stone fireplace with timber mantle. Large built in storage cupboard, ideal for housing your 'go to' dinner party accessorise.

Boot Room

With a vaulted ceiling and velux windows this room will be bright on the duller days and provides that vital area for children to take their boots and coats off, dogs to have their muddy paws washing in the butlers sink, all before entering the house! The Indian stone floor is easy to sweep and maintain, and there is a large built in cloaks cupboard.

Landing

Cottage doors into all bedrooms and bathroom, decorative exposed stone work.

Master Bedroom

19'4" x 14'4" (5.89m x 4.37m)

Mullioned windows to the front elevation with far reaching views. This room gives 'Boutique' hotel vibes, the vaulted ceiling with beams and exposed stone feels so special whilst still feeling intimate and comfortable.

En-suite Bathroom

A real WOW factor of the home, the bathroom is spacious and luxurious in equal measure. The four piece suite comprises of a roll top freestanding bath that is placed to make the most of the views from the window. A double enclosed walk in shower, low level w.c and hand wash basin built into a vanity unit.

Bedroom Two

17'11" x 12'4" (5.46m x 3.76m)

Dual aspect mullioned windows, built in sliding door wardrobes.

Bedroom Three

15'4" x 14'10" (4.67m x 4.53m)

Mullioned windows.

Bedroom Four

13'6" x 10'2" (4.12m x 3.11m)

Mullioned windows to two aspects.

Family Bathroom

12'2" x 8'11" (3.71m x 2.72m)

Beautifully appointed four piece suite that includes a Duravit dual ended bath tub, double walk in shower, low level w.c and hand wash basin built into a vanity unit.

Externally

Set within grounds that equate to somewhere in the region of an acre and a half, the gardens are a sight to behold. The fact that the property is only a few minutes drive to either Stalybridge or Saddleworth is unbelievable given how tranquil the setting is. Children will be free to play and enjoy the natural surroundings, and the sunny patio area makes a wonderful spot to sit with a drink in the summer months. There are several outbuildings that were once stables, and could easily be converted should you wish. There is a further field that the family rent for £500 per year that could be a menage if horses are your passion.

Additional Information

Tenure: Freehold

Council Tax Band : E

EPC Rating :

Tel: 0161 303 0778





Total area: approx. 251.7 sq. metres (2709.6 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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