



# THE CROFT

Old Road, Mottram in Longdendale

ON THE MOVE  
PROPERTY BOUTIQUE



## Welcome...

This exquisite 1920s detached country house seamlessly combines historic charm with modern amenities.

Every room exudes character with original features such as open fireplaces and period details.

The grand hallway sets the tone, offering a warm welcome with its open fire, grand staircase and original parquet flooring.





## The Heart Of The Home

The country house kitchen is a true heart of the home, boasting an Aga, modern oven, two dishwashers, and two fridges, making it perfect for family meals and entertaining.

Gather round the breakfast bar for pre-dinner drinks and conversation before dinner.

The adjoining dining room which glass doors is perfect for more formal dining with views over the garden and room for a table for ten.

You also have the benefit of a utility/boot room: complete with an additional hob, it provides you with extra space for your convenience and storage.

There is access to the garden from here so ideal for hanging wet coats and shoes after coming in from long walks and drying off the dogs.





## Luxury Living

The formal living room is grand and elegant with views over the front gardens and large enough to hold drinks receptions or Sunday afternoon family gatherings.

Across the hallway is a convenient cloak/wc plus your second lounge which is currently used as the place to enjoy a movie night with the family.





## Bedroom Bliss

The elegant staircase, highlighted by a striking stained-glass window, leads to a spacious landing, adding to the home's grandeur.

There are two double bedrooms with ensuite bathrooms and views across the landscape gardens.

Another double bedroom has an adjoining full bathroom with luxurious roll top bath, this bathroom can also be accessed from the landing for guests.





## Principal Suite

Your principal suite has views across the garden, original fireplace and immaculate ensuite bathroom.

The current owners have converted the adjoining bedroom into a fabulous dressing room giving you the perfect haven to enjoy in the evenings and busy mornings.





## Glorious Gardens

The landscaped gardens provide a beautiful backdrop, with a large decking area featuring a sunken hot tub, shower, and relaxation areas, perfect for family gatherings and entertaining friends.

A convenient gate from the garden offers direct access to walking trails, leading to the Trigg Point and the surrounding moors.

Equestrian enthusiasts will appreciate the stables, and there is ample parking with a triple garage.

The property is secured with electric gates, leading up a grand driveway to the house.

From every aspect of the home, take in the breathtaking views across the moors, creating a tranquil and picturesque setting.

Embrace the opportunity to own this exceptional property, where historic charm meets modern living.

This home is ready to welcome its next owners who will appreciate its unique character and beautiful setting.

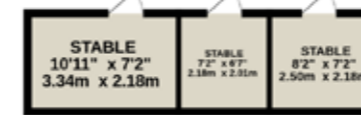
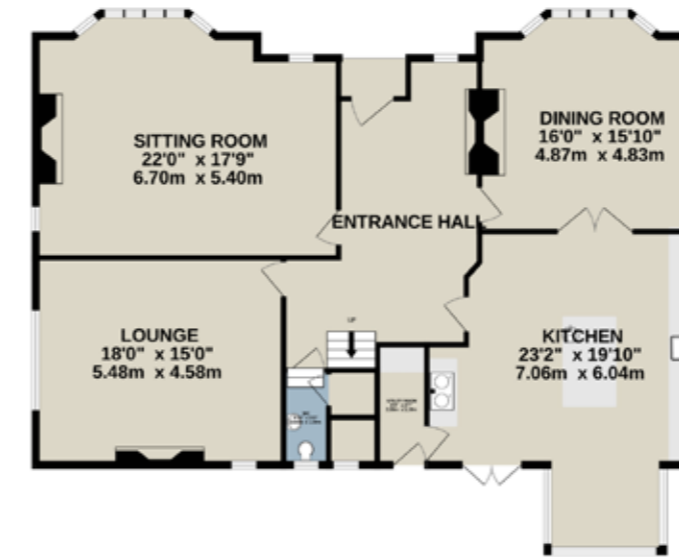




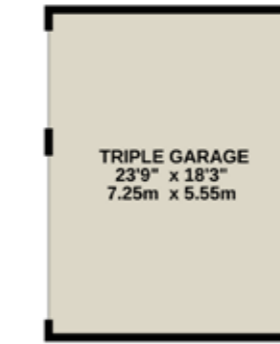


# The Croft - Floorplan

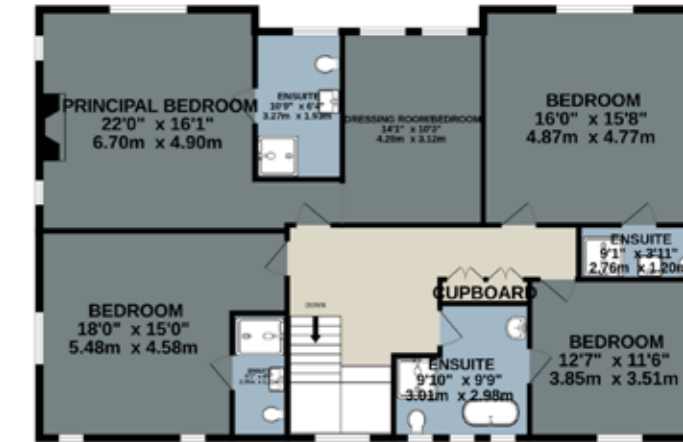
GROUND FLOOR  
2138 sq.ft. (198.7 sq.m.) approx.



TOTAL FLOOR AREA : 3604 sq.ft. (334.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



1ST FLOOR  
1466 sq.ft. (136.2 sq.m.) approx.



## Key Features & Details

- Built in the 1920s: A charming country house with timeless character and elegance.
- Original Features: Retaining its period charm with original fireplaces and intricate details throughout.
- Three Reception Rooms: Spacious and versatile for entertaining or relaxing with family.
- Family Living: Four/Five double bedrooms plus 4 second floor bathrooms. Beautiful Staircase: Featuring a stunning stained-glass window, leading to a large, light-filled landing.
- Breathtaking Views: Enjoy panoramic views from all aspects of the home across the moors.
- Outdoor Lifestyle: Direct access from the garden to walking trails leading to Trigg Point and across the moors, perfect for walking your four-legged friends.
- Ample Parking: Triple garage and a grand driveway accessed via electric gates.
- Ideal Location: Quiet setting close to motorway, rail and airport connections
- Freehold
- Council Tax Band: G
- Gas central heating/Combination boiler
- EPC Rating: D





## Out & About

Situated along the picturesque Old Road in Mottram in Longdendale, this property offers a perfect blend of rural tranquillity and urban convenience.

Embrace an active lifestyle with direct access to scenic walks, cycling trails, and horse-riding routes right from your doorstep. The surrounding countryside provides breathtaking views and a serene backdrop for outdoor adventures.

Despite its idyllic setting, the property boasts excellent links for travel for business and pleasure. Major motorway links are easily accessible, ensuring seamless commutes and travel. For those relying on public transport, nearby rail links provide efficient connections to surrounding areas. Additionally, Manchester Airport is just a 30-minute drive away, making international travel effortlessly convenient.

This location promises the best of both worlds - stunning natural beauty and easy access to



# THE CROFT

Old Road, Mottram in Longdendale

*Presented By*

ON THE MOVE  
PROPERTY BOUTIQUE

0161 871 7071

[www.otmproperty.co.uk](http://www.otmproperty.co.uk)

[team@otmpropertyboutique.co.uk](mailto:team@otmpropertyboutique.co.uk)