

# LONG LANE

- Charlesworth -

# WELCOME

Craving a return to rural living, but keen to keep the perks and conveniences of city life? We know a characterful property where you can access train links and open countryside with equal ease!

Time to pack up your belongings and relocate it to Charlesworth, with sweeping views and just a short stroll into the village of Broadbottom. Pulling onto the driveway slip into a new relaxing style of living, plenty of room for your cars with further on street parking if needed.

Completely rebuilt in 2020 the cottage exterior and stone lintels give plenty of kerb appeal and give a hint at this home's perfect combination of traditional and modern.

Time to explore; through to the bright hallway and turn left into the lounge. A hearty and welcoming space perfect for the grown-ups to share a bottle of wine and enjoy a film after a long day. Back into the hallway and you have a further sitting room come office space. This useful room could be used for so many occasions, a playroom or further bedroom perhaps for a teenager as the current owners have chosen.





## HEART OF THE HOME

At the back of the property is the centre-point of this home, the perfect modern family kitchen. Step into the perfect mix of traditional touches and high-end appliances with Stone Grey units and a large dining table overlooking the garden.

Take a break from rustling up a summer salad and allow your gaze to be drawn out of the large bi folding doors to the bright sunny garden.

A perfect room to gather family and friends, take a seat on the sofa with a glass of bubbly while the finishing touches to the BBQ are arranged.

Next door is a handy utility room next to the back door with direct access to the rear garden and a handy WC for visiting guests under the staircase.

## BEDROOM BLISS

Upstairs now where you will find three double bedrooms, one with ensuite and the luxury family bathroom. The first double bedroom overlooks the front of the property and is large enough for a double bed on one side and an office area on the other. There is also space for free standing wardrobes and painted in a neutral tone which makes this room feel bright and airy.

Along the bright landing, lit from the velux window is the second, double bedroom. Currently used as a child's bedroom this pretty room has stunning views over the rear garden and beyond. Lots of storage space for clothes, books, and toys.

You also find your sparkling family bathroom on this floor. Tastefully tiled, sink down for a soak in the statement tub before plucking your warm towel off the heated towel rail. With a separate shower cubicle for busy mornings.

Follow us through as we explore your majestic principal suite where you will be greeted with ample space for a super king-sized bed, any combination of storage. Your pristine en-suite shower room, perfect for those important morning wake-up spritzes is a real luxury with sink, heated towel rail and large walk-in shower and your own private bath to soak in before drifting off to sleep in your private haven.





## **OUTDOOR LIVING**

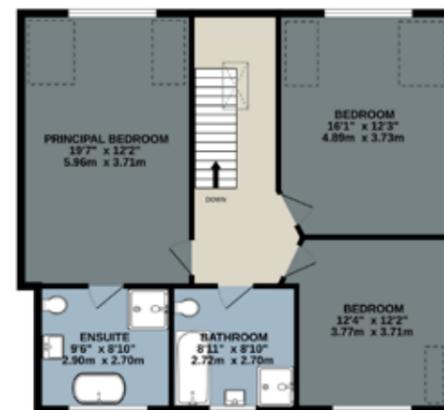
Migrate outside now, to explore your garden. With patio area for dining and that all important morning coffee to the large lawn area with artificial grass for games of football, everyone is catered for.

# FLOOR PLAN

GROUND FLOOR  
1123 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 1982 sq.ft. (184.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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# FINER DETAILS

- Fabulous open plan family kitchen
- Low maintenance garden
- Breath-taking views of the open countryside
- Off-road parking
- Endless walks from your doorstep
- Direct rail links into Manchester from Broadbottom train station
- Freehold
- Council Tax Band F
- Boiler age and type – 4 Years old/ Gas combination
- Boiler Location – Utility Room
- Loft - Boarded with light and ladder
- Garage
- Built in 2020
- Walks and cycling from your front door
- 5 Minutes drive to train station
- Trains to Manchester in under 30 minutes



# OUT & ABOUT

The breath-taking views of the open countryside are hard to leave, but if you do, you will find a plethora of local walks and the fabulous Lymefield Garden Centre close by stocking all the items for your next BBQ.

Within Charlesworth itself, discover a very good newsagents and a Greengrocers-come-deli serving up an eclectic mix of delights including artisan bread, meat and fish. Seek out the traditional, third generation village store; discover chocolate, wine and homemade freshly delivered cakes and pies inside. For coffee and cake, try the whimsically titled café in the village, great for lunchtime sandwiches. Meanwhile, the George and Dragon is on hand to quench your thirst with a traditional country pint. A further pub is housed in the village hall and serves reasonably priced ale.

Pull on your boots and meander past the chocolate box cottages of the area. Three riding schools are located in the vicinity (the equestrian side of Derby university is situated within the village), ideal for those of a horsey-persuasion.

The village green is a great place to take the children for a turn on the roundabout or a push on the swings. Springfield Farm Day Nursery (rated 'Good' by Ofsted at the time of print) is nearby as is the primary school, also rated 'Good'.

Long Lane is only a five-minute drive to Broadbottom station, where a 25-minute journey will take you to Manchester. Or pop to Glossop (ten minutes by car) and you are now on the edge of the Peak District National Park - home to Chatsworth house, a picturesque stately home exhibiting contemporary and classical sculpture in its expansive grounds. From here you are on the doorstep of the Peak Park, perfectly positioned for a trek up Kinder Scout.

*Presented By*

ON THE MOVE  

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