



Originally part of Mottram Old Hall, Ivydene is a five-bedroom exquisite Grade 2 listed semi-detached home which stands tall, exuding grandeur and charm. On arrival you are greeted with the entrance which have imposing gates, welcoming you into the realm of this distinguished property, unveiling a private gravel driveway and bridge that leads to the heart of this stately residence. As you set foot into the pristine grounds of this magnificent property, you are immediately struck by the meticulous attention to detail that defines this opulent home.





Step through the front door, and a world of exquisite luxury unfolds before your eyes. A stately ground floor entrance graciously leads you into an inner hallway which boasts a convenient cloakroom, a nod to modern convenience while preserving the character of this property. There is also a utility room for storage and housing your washing machine and tumble drier. From here you have access to the double integral garage and boot room for all the outdoor essentials which you will need in this countryside location.



Head through the pretty internal front door and you are greeted by a large sitting room that serves as a sanctuary of peace and tranquillity. Traditional features mesh seamlessly with contemporary comforts, creating a harmonious blend of old-world charm and modern convenience. Light dances off the walls, casting a warm glow over the space, inviting one to relax and unwind in the lap of luxury.





Journey through the property, and a beautifully appointed kitchen beckons with its stone floors and state-of-the-art appliances, ensuring those that like to cook and in the heart of the home. Access to the basement adds a layer of practicality, while proximity to the courtyard garden makes outdoor entertaining easy. The basement itself has two large rooms and makes a great wine cellar.



The dining area is a testament to refined taste, boasting a stunning fireplace that serves as the focal point of the room. Immaculate in its design, this space is fabulous all year round for gathering on a Sunday afternoon or cocktails on a Saturday night. At the end of the hallway is a storage area, currently used as an office space.





Venture up to the first floor, and a family bathroom awaits, its grandeur enough to host a party within its walls. A roll-top bath and a separate shower cubicle offer moments of indulgence, while views over the hills remind one of the beauty that surrounds this exceptional residence.



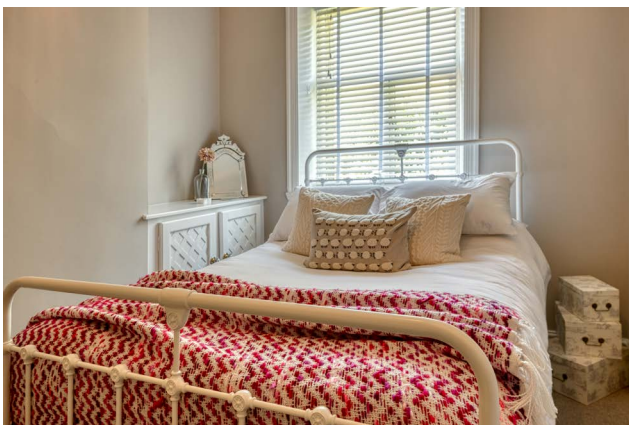


The principal suite exudes opulence,
with shutters, a fireplace, and
breathtaking views that elevate the
concept of luxury to new heights.





Ascending to the second floor, two more double bedrooms and a shower room serve as retreats within this haven of luxury, offering privacy and tranquillity for all who reside within the confines of this impeccably designed home.



Two additional double bedrooms on this floor, along with ample storage on the landing, ensure that comfort and convenience are never in short supply.





The front you have the prettiest of entrances, the main 'Ivydene' gates are electric, leading you on to the gravelled driveway with parking for several vehicles. A small bridge takes you past the pond and over into the drive and double garage. There is a pedestrian gate to easily access the fields and countryside. Outside you have a private walled courtyard which is the perfect place for little ones to burn off some energy or for family and friends to gather for dinks and a BBQ. You have a balcony area which gives you a sunny place to sit back and relax, there are views over the hills also to enjoy. You have storage for outdoor furniture, bikes and buggies here also.



Situated off the picturesque Coach Road and Old Hall Lane in Mottram, 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 essential amenities and transport links.

We would love to welcome you to Ivydene
please call us on 0161 871 7071 to arrange a personal viewing.

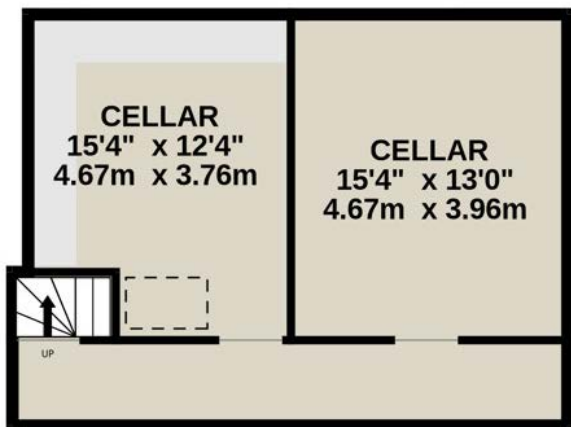


BASEMENT
496 sq.ft. (46.1 sq.m.) approx.

TOTAL FLOOR AREA : 3260 sq.ft. (302.8 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.

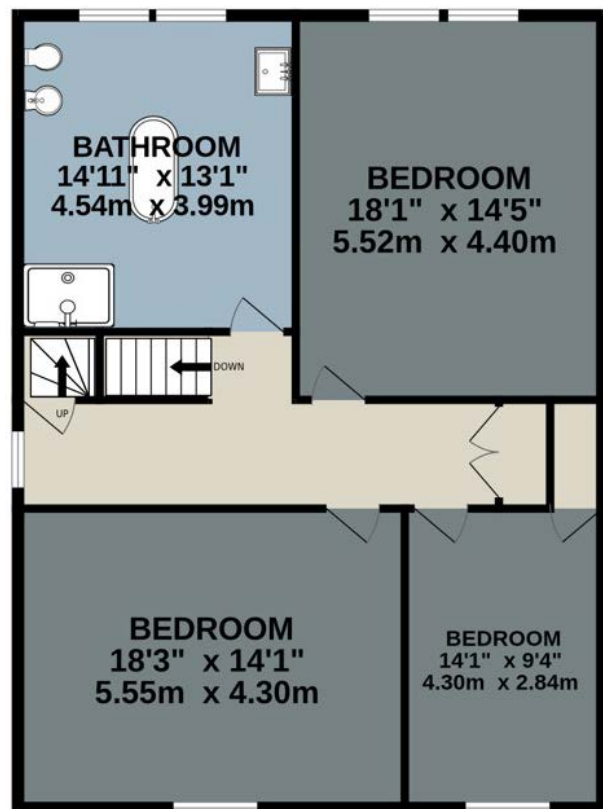
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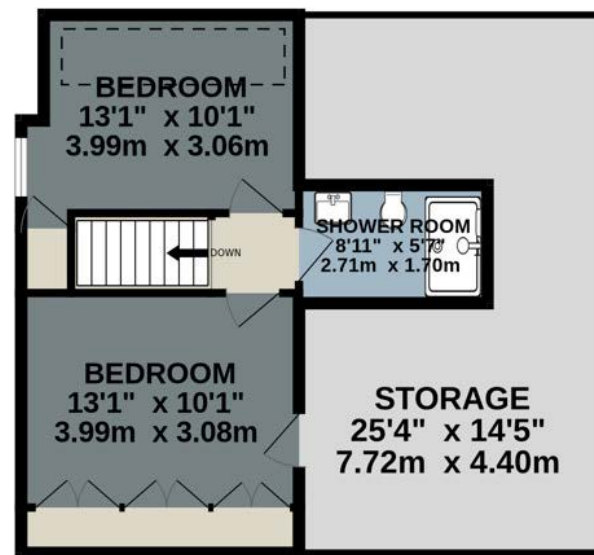
GROUND FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



FINER DETAILS

- Built in the 1700's: A charming Georgian country home with timeless character and elegance
- Original Features: Retaining its period charm with intricate details throughout
- Two Reception Rooms: Stunning kitchen with dining space for up to twelve people
- Family Living: Five double bedrooms
- Three Bathrooms: Family bathroom boasts a distinctive elegant roll-top bath, creating a spa-like atmosphere
- Large basement: A usable space, perfect for extra utility appliances or that all important wine cellar
- Ample Parking: A grand driveway accessed via electric gates
- Ideal Location: Quiet setting close to good motorway, rail and airport connections
- Freehold
- Council Tax Band G
- Boiler
- Loft
- House alarm
- Double garage
- Double glazed throughout
- Grade 2 listed



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Presented By



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