



Rose Cottage, Rabbit Lane, Mottram



Rose Cottage, Rabbit Lane

Nestled in a serene rural location, this 3-bedroom detached house exudes charm with its beautiful period features.

As you step inside, you'll be greeted by the cosy ambience of the wood-burning stove and the elegance of the modern glass staircase.

The exposed wooden beams add character to the space along with pretty window seats to enjoy the various views.

For a touch of luxury, the property features an orangery, perfect for basking in the warmth of the sun throughout the year.





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Up the stunning staircase and enter the heart of this beautiful home.

The kitchen with its inviting atmosphere, perfect for culinary creations is open-plan and has a seamless flow into the dining area.

On sunny days the French doors open up to reveal the spacious private garden, ideal for entertaining or enjoying a peaceful moment in the sunshine.

A handy bootility room is next door for drying off wet dogs and busy washing days with a downstairs wc, perfectly placed so you don't have to remove your gardening shoes to wander through the house.







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On the next floor you will find two bedrooms , one a generous double with ample space for wardrobes and a larger than average single bedroom , perfect for young children or perhaps an office if needed.

The family bathroom has a generous tub for soaking and a shower over the top for busier mornings.

Tucked away on the upper floor, the Principal Suite awaits, boasting a walk-in wardrobe, and a luxurious en suite bathroom.

Step out onto the balcony from the Principal Suite and be greeted by stunning views that stretch all the way to the top of your garden and the fields beyond.





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With a private driveway to the front of the property, parking is a breeze, despite the rural setting. And fear not, as the local train station is just a short 10-minute drive away, offering convenient access to the hustle and bustle of city life whenever you desire.

Outside, the property continues to impress with its large patio and an elevated lawned rear garden, providing ample space for outdoor gatherings or simply soaking in the tranquillity of the surroundings.

The large driveway offers parking for multiple cars, ensuring that you and your guests always have a place to park without hassle.

This property truly offers the best of both worlds: a peaceful retreat in the countryside with the convenience of modern amenities just a stone's throw away.





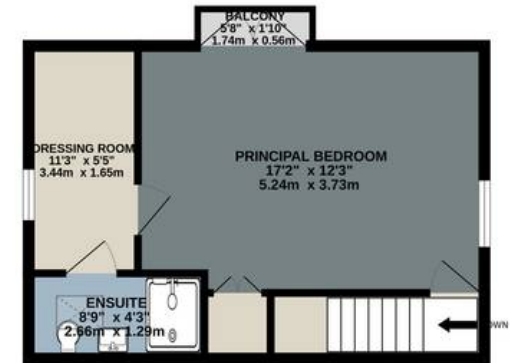
GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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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Rose Cottage, Rabbit Lane

Situated along the picturesque Rabbit Lane, 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 breath-taking 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. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious private garden
- Modern kitchen
- Open plan kitchen and dining area
- French doors to garden
- Charming period features
- Exposed wooden beams
- Wood burning stove
- Balcony access from Principal bedroom
- Modern glass staircase
- Parking for two cars





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