

MARSH & MARSH PROPERTIES

Arnfield Barn, 6 Hollingworth Hall Farm, Mottram SK14 6SQ

OIRO: £340,000



If luxurious living is what you are looking for then this property is certainly the one for you; all offered with the advantage of NO CHAIN. Situated in a gated community, on an old farm where the buildings have been developed, this three bedroomed barn conversion offers a true character property situated in an idyllic setting. Steeped in a rich historical setting this grade II listed building offers a lifestyle that is highly sought after. The barn benefits from fantastic views to the front over fields and trees towards Hollingworth and with a private lawned and patio garden, to the side elevation, offering an ideal space to sit out and relax whilst being low-maintenance. There is a private driveway parking bay with space for three cars, to the front of the garden, in a gated area.

This property also offers a unique addition with the communal gardens. Tended by the maintenance company, the large communal gardens feature a large grassed area with a small area of trees. With an assortment of picnic benches and enclosed with a stone wall, this area is the ideal space for children or pets to play; a unique addition that further enhances the lifestyle on offer with this property.

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Internally the house will certainly impress, being in good condition throughout, with a mix of exposed stone and beamed ceilings in order to enhance the design and show off some of the gorgeous original features. Its open plan living room with large windows is the first impression, which sets a welcoming and warm tone for the whole property. Also with a large open plan dining kitchen, ground floor WC, three bedrooms (one with more than ample space for a king sized bed) and beautifully presented house bathroom.

The gated community benefits from a peaceful and secluded location but also remains well connected to the surrounding area. The house is only a short 5 minute drive from Hollingworth and 15 minutes from Glossop. The M67 is just a short 10 minute drive away and just a 30 minute drive into Manchester city centre. The property is also situated in the catchment area of the good local primary and secondary schools within a 2 mile drive. The property is also situated in an ideal location to take advantage of the stunning walks in the area along public footpaths and around the local reservoirs in a beautiful and picturesque backdrop.

Owing to the whole host of features on offer with this property, its idyllic setting, beautiful grounds and historical barn conversion nature, all offered with the added benefit of NO CHAIN, an appointment to view is essential in order to fully appreciate this fantastic home.

From the front of the property a wooden door with double glazed front window opens into the

LIVING ROOM



As you step into this property the living room

gives you a fantastic first impression owing to its welcoming atmosphere and open space. To the entrance there is a stone flagged area that also houses the spiral staircase leading to the second floor. The living room offers original stone pillars and is neatly laid out to offer ample space for a three piece suite along with additional furniture. A multi-fuel stove, on a stone hearth and with wooden mantelpiece, creates a charming central feature and offers a fantastic heat output that can warm the whole main area of the property efficiently. The living room is well illuminated with numerous ceiling mounted diffuser light fittings, wall mounted light fittings and bathed in natural light owing to the large double glazed windows to the front elevation. With its carpeted floor, three double radiators and television access point.





From the rear of the living room an opening leads into the

DINING KITCHEN



the garden and parking area. With an integrated Neff hob, integrated oven, stainless steel extractor hood, double radiator, plumbing for a washing machine, splash back tiling, carpeted flooring, fitted dishwasher, space for a fridge freezer and a stainless steel sink with stainless steel taps.



A large and open dining kitchen that has more than ample space at one end for a large family dining table. There is more than ample work space owing to the "L" shaped solid granite work surfaces to two walls with under counter storage space. The kitchen features a beautiful beamed ceiling and is well lit via numerous omnidirectional ceiling spotlights and receives natural light from three double glazed windows and two double glazed Velux windows. A double glazed door provides access to the side of the property to

From the living room a solid wood door opens into the

WC



An ideal addition to the ground floor providing additional facilities and coat and shoe storage space. With numerous ceiling inset spotlights, close coupled toilet, pedestal washbasin, tiled floor, tiled splashbacks, single radiator and

extractor fan.

From the living room entrance area a feature spiral staircase leads up to the

LANDING



This beautiful feature gallery landing benefits from the same large double glazed windows, to the front elevation, as the living room and offers an exposed stone feature. With a carpeted floor, wall mounted light fittings and feature beamed ceiling.

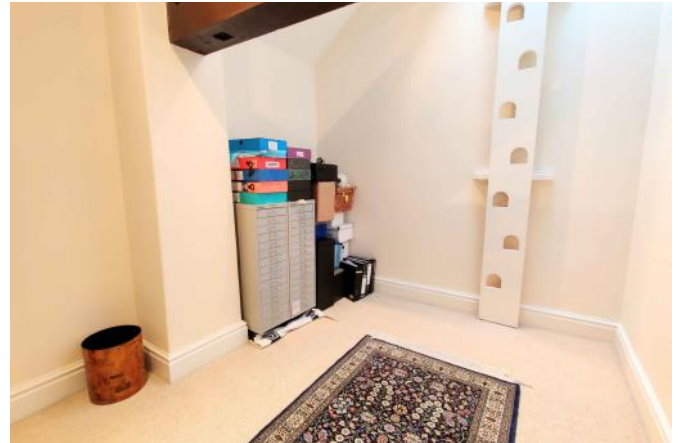
From the landing solid wood doors open into

BEDROOM 1



A generous and spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. The master bedroom features a beautiful beamed ceiling that is a pleasant reminder of the barn conversion nature of the property. An exposed stone wall, to one side, is a charming feature and is in keeping with the décor. With a fitted set of wardrobes to the rear corner, double glazed Velux window, carpeted floor, omni-directional ceiling spotlights and a double radiator.

BEDROOM 2



Again featuring a beamed ceiling, this bedroom is well illuminated via ceiling omni-directional spotlights and via a double glazed Velux window and has a carpeted floor and double radiator.

BEDROOM 3



Currently used as a walk-in wardrobe, the third bedroom offers two, feature, exposed stone walls and would make for the perfect guest bedroom, child's room or work at home office. With double glazed Velux window, omni-directional ceiling spotlights, beamed ceiling, carpeted floor and double radiator.

HOUSE BATHROOM



A beautifully presented and modern styled house bathroom that is offered with a neutral décor and well illuminated via numerous ceiling inset spotlights. With a tiled floor, full height tiled walls, panel bath, over bath shower, glass splash guard, counter inset washbasin, close coupled toilet, stainless steel towel radiator and extractor fan.

PRIVATE GARDEN



To the side of the property is the well maintained lawned and patio garden. Overlooking the communal gardens and across the stunning views beyond, this makes for an ideal place to sit out and relax or to have a barbeque. Its drystone wall

border is in keeping with the whole complex and, with the surrounding trees, creates a charming atmosphere.

COMMUNAL GARDEN



A fantastic addition to the property are the well maintained and managed communal gardens that encompass a very large lawned area with an assortment of picnic benches and a wooded area; the ideal space for children or pets to play or even to have a short walk and enjoy the surroundings. There is also the opportunity for residents to put a private hut on the communal land for storage if desired.

PRIVATE PARKING



The property benefits from private gated parking for three cars, to the side of the property, in front of the private garden.

VISITOR PARKING

Just before the main gated entrance to the complex there is a gated parking area for visitors providing ample additional parking for all the houses.

VIEWS & SURROUNDINGS



GENERAL

The property has the benefit of mains electric and water services with the added benefit of double

glazing, fitted alarm system and central heating.

The property is Leasehold and has a £140 pcm service charge (covering the ground rent and the maintenance of the communal areas).

MAIN DRIVEWAY



TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.



DIRECTIONS

Enter into the sat nav the following postcode: SK14 8JW Then follow the following directions. Turn left onto Cow Lane and continue for 0.7 miles (a long and picturesque country lane). At the "T" junction turn right onto Hobson Moor Road along another tree lined road for 0.2 miles and the complex will be directly in front of you. Look for the main gates, identified by the Marsh & Marsh Properties "For Sale" sign and drive straight forward into the complex and keep straight until you get to a second gate (this is the private garden and parking area for the property).

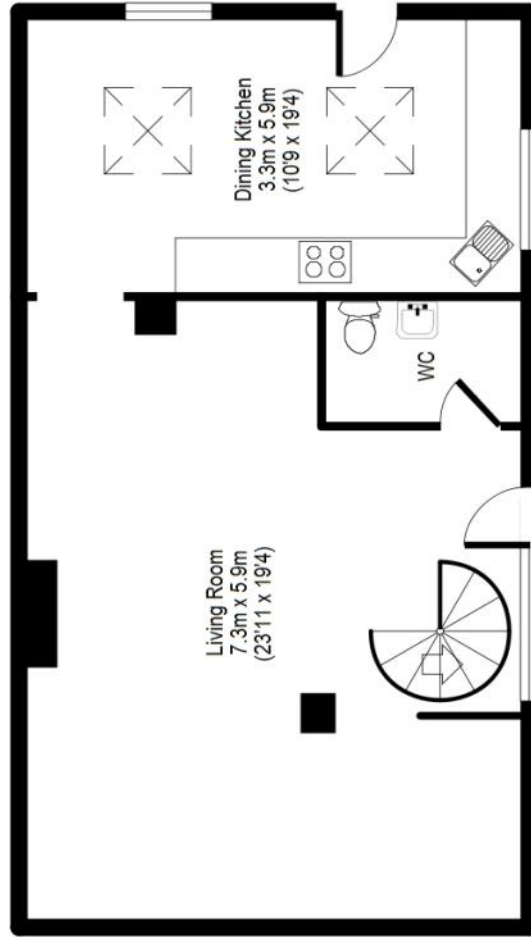


MORTGAGE ADVICE

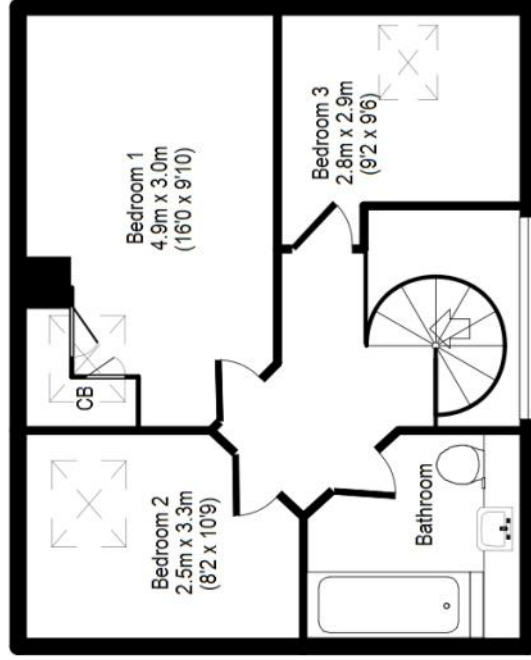
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor



First Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

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