







Heather Cottage

Manchester Road • Hollow Meadows • S6 6GL

Guide Price £1,100,000 - £1,200,000

A stunning, detached, 5 bedroom family home with over 3000 sq ft of accommodation in this superb semi rural setting. The property was completely rebuilt in 2024 and is finished throughout to an exceptionally high standard. Set in a plot of approximately 9 acres which offers versatile space to create formal gardens or equestrian facilities/smallholding (subject to any necessary consents). There is a modern barn offering over 1000 sq ft with roller shutter door, kitchenette and electricity and a separate barn and with stone building to the rear providing further storage. No onward chain. On the ground floor a front facing door opens into the large entrance porch, with an inner door opening to the spacious lounge with bespoke cabinets providing display and storage areas. The lounge opens through to the family room which has French Doors opening to the rear, and a fitted cupboard opening to reveal a well designed home study area. A lovely focal feature of the two rooms is the double fronted wood burning stove. A door opens from the family room to a W.C. The kitchen is superbly fitted with a range of quality wall and base units complemented by solid quartz work surfaces and matching splashbacks backs. Appliances include an Aga range cooker, double fridge and dishwasher, a breakfast bar provides informal dining space with room for a large family dining table. There is a spacious ground floor bedroom with stylish fitted wardrobes and an en-suite shower room, separate shower room, plant room and a front porch and rear hallway. On the 1st floor is a particularly spacious principal bedroom with a lovely view to the rear over the extensive land, plenty of fitted wardrobe space, vanity unit and an en-suite shower room with fitted storage cupboard, there are two further double bedrooms both with fitted wardrobes and a lovely family bathroom. Outside a gated entrance leads to the front with ample off road parking and a formal lawn, a separate drive leads to the rear driveway and land. Further off road parking a block paved patio providing sitting out and entertaining space. The modern barn adjacent to the house has a roller shutter door, pedestrian door, UPVC double glazing and a kitchen area. The second barn has a stone building to the rear and provides further storage. The land extends to approximately 9 acres and could suit a variety of uses.





- Detached Family Home
- Over 3000 sq ft Of Refurbished Space
- Set In Approximately 9 Acres
- 5 Bedrooms & 4 Bathrooms
- 2 Barns 1 Of Which Is Brand New
- Stunning Semi Rural Setting
- Incredible Views
- 10 Minute Drive To Crosspool
- No Onward Chain
- EPC - tbc





HEATHER COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 288.3 SQ M / 3103 SQ FT

BARN = 103.4 SQ M / 1113 SQ FT

TOTAL = 391.7 SQ M / 4216 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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