

LUDWORTH HOUSE
34 Hollins Lane, Marple Bridge
OFFERS OVER
£899,950



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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

A handsome FIVE bedroom detached Grade II listed period property situated in a highly sought after residential location, boasting a wealth of period and character features, South facing rear garden and ample parking.

- Grade II listed property dating back to the early 18th century
- Extensive accommodation over four floors
- Hall, lounge, dining room, study
- Spacious dining kitchen, downstairs shower room
- Large basement utility room

- Five double bedrooms (4 en suite), family bathroom
- Master bedroom boasts balcony with views
- Cobbled courtyard to the front, detached garage
- South facing gardens to the rear
- Accommodation extending to 3189 sq ft approx)
- 0.5 Miles (approx) to Marple Train Station

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Occupying a superb position close to Marple Bridge village, this grand residence offers quintessential British character, steeped in history with a spectacular landscaped gardens to the rear. Believed to have been constructed in the early 18th century and it has been sympathetically extended and improved in the 19th century and more recently Ludworth House is an historic family home of immeasurable charm with a suite of large, square rooms adorned with all the original features befitting a house of this grandeur. It is rare indeed that an opportunity to acquire a property of such idiosyncratic quality and position occurs. This most impressive property briefly comprises: entrance porch, reception hall, dining room, lounge with feature

wood panelled wall, fireplace, and glazed doors lead out to the South facing rear garden. The spacious dining kitchen with central island unit features a dining area with floor to ceiling windows affording views over the rear garden. Finally there is a study and downstairs shower room. There is a useful basement utility room, again with doors leading out to the rear garden. To the first floor, the master bedroom boasts an en suite and balcony overlooking the South facing aspect with views over the garden and rooftops to the hills of Mellor beyond. There are two further bedrooms and family bathroom. To the second floor there are two further en suite bedrooms. Externally, a wide gateway provides access to the part cobbled, part paved front courtyard which provides ample off road

parking and access to the detached garage. The front of the property is bordered by stone walls which extend down the side of the garden, and there is an externally accessed gardener's WC. The well stocked South facing rear garden is terraced and includes paved patio area with stunning views towards the hills of Mellor. Steps lead down to further low maintenance areas, seating areas and lawn areas interspersed with well stocked beds and borders.

LOCATION

Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester

city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

POSTCODE : SK6 5BB

TENURE

Freehold. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax band : G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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