



2A The Brake, Scholar Green, ST7 3LH

£310,000

- Individually Designed Detached Family Home
- Log Burning Stove
- Landscaped Rear Garden
- The Location Is Second To None, With Picturesque Countryside Walks & Canal Towpaths
- Beautifully Appointed Kitchen
- Three Bedrooms
- Ample Off Road Parking
- Spacious Yet Cosy Living Room
- A Stylish Dressing Room With Fitted Wardrobes And Dresser And A Luxurious En-suite
- Combining Modern Comforts With Countryside Living

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Tucked away from the roadside in a discreet position close to open fields, this individually designed detached family home offers versatile accommodation across three storeys, thoughtfully built by an independent local builder. Nestled in the heart of the highly desirable village of Scholar Green, the property combines modern comforts with countryside living, making it the perfect choice for young professionals, growing families, or those simply seeking a quieter pace of life.



Council Tax Band: E



The location is second to none, with picturesque countryside walks, canal towpaths, and the historic Mow Cop Castle all within easy reach. Scholar Green itself provides excellent everyday amenities, including well-regarded schools, village shops, and welcoming country pubs — all just a short stroll away.

Inside, the ground floor comprises a welcoming entrance hall with guest WC, a beautifully appointed kitchen complete with a defined coffee bar area, breakfast bar for informal dining & views over the rear gardens, and a spacious yet cosy living room complete with a feature log-burning stove and French doors leading out to the rear garden.

The first floor offers two well-proportioned bedrooms along with a modern family bathroom, while the second floor is dedicated to the principal suite — a stunning “wow factor” space. This boutique-style retreat features a large double bedroom, a stylish dressing room with fitted wardrobes and dresser, and a luxurious en-suite with freestanding bath and separate shower. This self-contained suite is our luxury & one of the property’s main features.

Externally, the property enjoys a gravelled driveway providing ample off-road parking, complete with an electric car charging point. Gated side access leads to the rear garden which has been thoughtfully landscaped to create a private and low-maintenance outdoor haven. A spacious patio and raised decking area provide the perfect setting areas perfect for entertaining, relaxing, or simply enjoying the peace and quiet of the surrounding village setting.

With its unique design, versatile layout, and superb semi-rural location close to open fields and countryside walks, this exceptional home must be viewed to be truly appreciated.

Entrance Hall

Composite front entrance door with double glazed windows and a UPVC double glazed window to the side elevation. Radiator. Tiled flooring. WC off.

WC

UPVC double glazed window to the front elevation. Low level WC and a pedestal corner wash basin. Radiator. Partially tiled walls and tiled flooring. Extractor fan.

Breakfast Kitchen

11'3" x 11'1"

UPVC double glazed window to the side elevation. A beautiful range of wall, drawer, base and display units incorporating work surfaces and a ceramic one and a half bowl sink with drainer and mixer tap. A freestanding oven and a five ring gas hob with a stainless steel extractor hood. Recessed ceiling downlighters. Partially tiled walls and tiled flooring. Space and plumbing for a dishwasher, washing machine, dryer and a fridge freezer. Radiator. Storage cupboard.

Living Room

14'9" x 14'2"

UPVC double glazed window to the side elevation and UPVC French doors leading out into the garden. A stunning feature fireplace with a natural brick surround, a multi-fuel log burning stove and a tiled hearth. Radiator. Tiled flooring. TV point. First Floor Landing - UPVC double glazed window to the side elevation. Radiator. Storage cupboard.

Bedroom Two

14'7" x 14'0"

UPVC double glazed window to the side and rear elevations. Radiator. Built in double wardrobe.

Bedroom Three

9'3" x 8'0"

UPVC double glazed window to the rear elevation. Radiator. Dressing area with built in wardrobes and drawers.

Family Bathroom

UPVC double glazed window to the front elevation. A beautiful and modern suite comprising of a corner shower enclosure with a wall mounted shower and fully tiled walls, a pedestal wash basin and a low level WC. Recessed ceiling downlighters. Fully tiled walls and tiled flooring. Shaver socket. Laminate flooring.

Second Floor Landing

UPVC double glazed window to the side elevation. Storage cupboard.

Main Bedroom

14'9" x 14'2"

UPVC double glazed window to the rear elevation. Radiator. TV point.

Dressing Room

8'0" x 7'5"

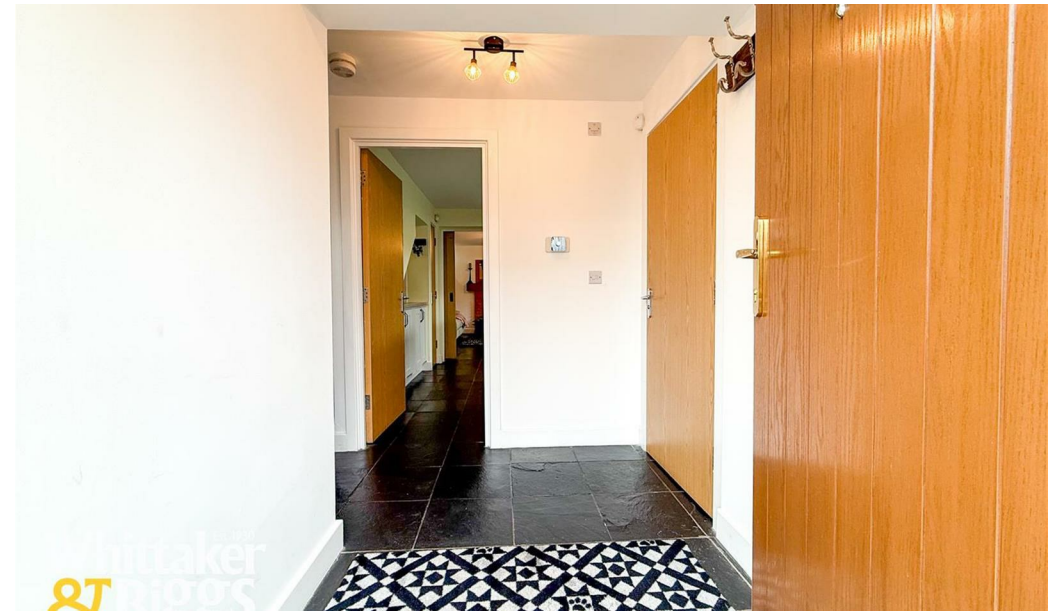
UPVC double glazed skylight window to the rear elevation. A beautiful, high gloss range of wardrobes and dressing table .

Ensuite

UPVC double glazed window to the front elevation. A luxurious suite comprising of a freestanding bath and shower enclosure, with a wall mounted shower, pedestal wash basin and a low level WC. Chrome heated towel radiator. Recessed ceiling downlighters. Partially tiled walls. Storage cupboard. Vinyl flooring.

Exterior

To the front there is a gravelled driveway which provides off road parking for three or more vehicles. Electric car charging point. The rear is a low maintenance, private garden which has been landscaped, including a paved patio area with feature borders filled with shrubbery and seasonal plants. A raised decking area provides the perfect spot to sit out, relax & entertain.





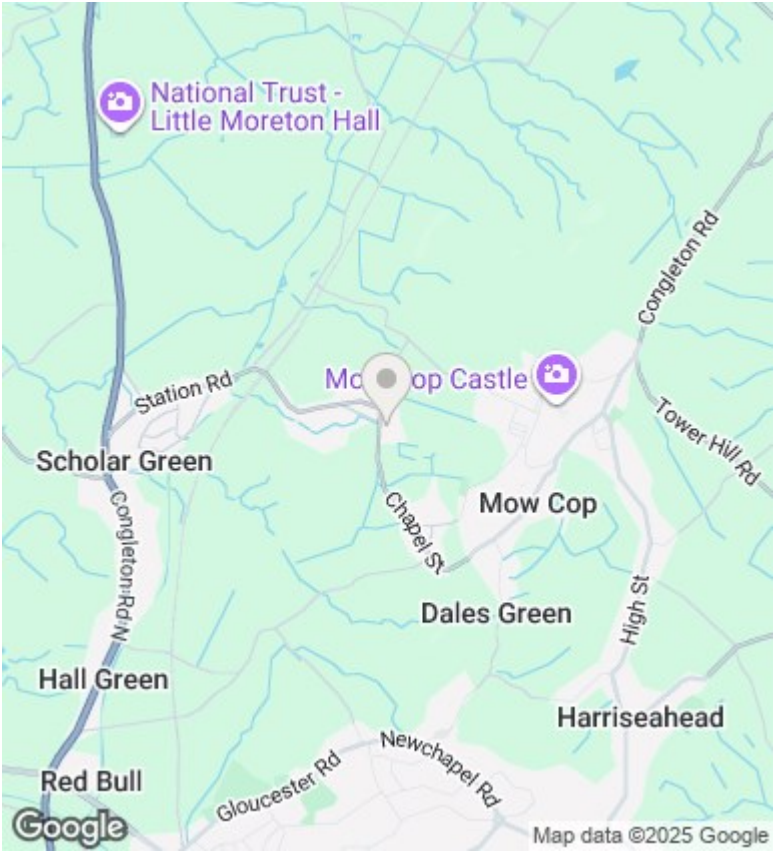
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC