



## Brookbank, Langley Road, Langley, SK11 0DR

**SIMPLY STUNNING!** Brookbank is an exceptional, individual detached family home boasting a magnificent 300ft rear garden that extends to the River Bollin and affords spectacular countryside views over the Hollins and beyond. The property dates to the 1950's but has been extended and modernised more recently to provide comfortable and versatile family accommodation to include an oak framed covered porch, spacious entrance hall with wood-block flooring, downstairs w.c., 23ft through living room, a superb 30ft open plan dining kitchen with Aga range cooker and sitting/dining area, a beautiful garden/dining room that makes the most of the views and also includes a useful wall of utility cupboards and finally.... Con'd over

Price Guide: £1,000,000



...., a comfortable TV lounge all on the ground floor. To the first floor are a large. split-level landing, master bedroom with adjoining dressing area and a luxury en-suite bathroom with roll-edge bath in addition to a walk-in shower, three further double bedrooms and a re-fitted family shower room. The outdoor space and its surroundings are particularly appealing; The property overlooks open farmland to the front and is set behind a wide driveway providing parking for several cars and that leads to the attached garage. The rear garden really has to be seen to be fully appreciated; A raised, stone sitting area runs the full width of the property which soaks up the afternoon sun and enjoys stunning sunsets. Beyond that a gently sloping formal garden extends to an ornamental pond, a substantial timber storeroom, a vegetable garden and small orchard. Beyond that the garden widens before narrowing to a wildlife pond with adjoining pathway leading to the brook below.

#### **ENTRANCE HALL**

15' 2" max x 12' 0" max (4.62m x 3.65m)

#### **GROUND FLOOR WC**

6' 7" x 3' 7" (2.01m x 1.09m)

#### **LIVING ROOM**

22' 10" plus bays x 13' 5" (6.95m x 4.09m)



#### **DINING KITCHEN**

29' 6" plus bay x 10' 6" (8.98m x 3.20m)



#### **GARDEN/DINING ROOM**

23' 0" x 8' 8" (7.01m x 2.64m)

#### **TV LOUNGE**

13' 3" x 10' 4" (4.04m x 3.15m)



#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

11' 2" x 10' 6" (3.40m x 3.20m)



#### **DRESSING AREA**

11' 0" x 5' 2" (3.35m x 1.57m)

#### **LUXURY EN-SUITE BATHROOM**

10' 6" x 7' 7" plus bay (3.20m x 2.31m)



**BEDROOM TWO**

12' 1" x 11' 8" (3.68m x 3.55m)



**BEDROOM FOUR**

15' 2" x 8' 7" (4.62m x 2.61m)

**FAMILY SHOWER ROOM**

10' 1" x 5' 10" (3.07m x 1.78m)



**BEDROOM THREE**

13' 3" x 10' 3" (4.04m x 3.12m)



**GARAGE**

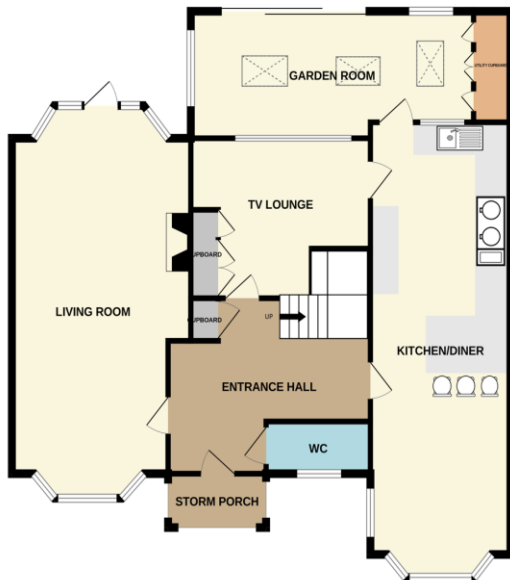
20' 10" x 10' 0" (6.35m x 3.05m)

**VIEWING ARRANGEMENTS**

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

Tenure: Freehold  
Council Tax Band: F  
EPC Rating - D

GROUND FLOOR



1ST FLOOR



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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