



Ashes Croft, Mottram Old Road
Stalybridge, SK15 2TE

Offers over £899,950



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—Ever wonderer what lies beyond these gates ??? — Home Estate agents are proud to offer for sale this rare opportunity to acquire Ashes Croft, a prestigious, stone built detached former farmhouse built circa 1712 and later thoughtfully extended in 1980 offering fantastic, luxury living space (approx 315 sq. metres). Located on one of the most desirable roads in Stalybridge with magnificent, far reaching views over the surrounding countryside. This impressive property is beautifully presented throughout and retains many original period features.

** Internal viewing is highly recommended to appreciate what this property has to offer **

In brief the accommodation comprises: Entrance hallway, lounge open to pool room, family room, utility room, kitchen/diner and conservatory to the ground floor. Four bedrooms (bedroom two with en-suite), shower room and family bathroom to the first floor. Block paved driveway to front leading to double gates. Further block paved driveway with decorative lighting and parking for several vehicles leading to garage, two steps up to lawned garden to front enclosed by hedging. Tiered rear garden enclosed by balustrading the rear garden has artificial lawn and benefits from stunning views over the local countryside fantastic for 'Al Fresco' dining/entertaining. The property benefits from state of the art cctv and security.

GROUND FLOOR

Entrance Hallway

Composite door and glazed panels to side, door to storage cupboard, Karndean flooring, radiator, archway to kitchen/diner, doors to:

Hall

Inset ceiling downlights, radiator, doors to:

Family Room 13'5" x 12'0" (4.09m x 3.66m)

Double glazed window to front, double glazed picture window to side, exposed feature beam, inset ceiling downlights, radiator.

Lounge 18'9" x 18'6" (5.72m x 5.63m)

Two double glazed windows to front, double glazed window to side, exposed feature beams, inglenook stone fireplace with log burner, inset ceiling downlights, radiator, steps down to:

Pool room

Gallery landing and vaulted beamed ceiling, two radiators, inglenook stone fireplace with log burner, inset ceiling downlights, door to rear hall, bi-folding doors to rear garden.

Rear Hall

Radiator, stairs to first floor, door to rear garden, steps up to:

Utility Room 10'2" x 9'5" (3.11m x 2.88m)

Fitted with a range of base units with worksurface over, inset sink with mixer tap, plumbing for washing machine, space for dryer, radiator.

Shower Room

Double glazed window to rear, fitted with a walk in shower, pedestal wash hand basin and low level WC, inset ceiling downlights, tiled walls, tiled floor, radiator and chrome towel radiator.

Kitchen/Diner 16'3" x 17'0" (4.95m x 5.18m)

Double glazed window to front, Karndean flooring, fitted with an extensive range of solid oak full height, wall and base units with granite worksurfaces and splashbacks, inset sink with mixer tap, Range cooker with 6 ring gas burners and extractor above, microwave and wine cooler, inset ceiling downlights, door to garage, open to:

Conservatory 8'5" x 15'0" (2.57m x 4.58m)

Stone built base, double glazed windows, two

radiators, Karndean flooring, two sets of French doors to rear garden.

FIRST FLOOR

Landing

Two double glazed windows to front, two radiators, galleried landing with exposed beams overlooking pool room, doors to:

Bedroom 1 18'7" x 18'1" (5.66m x 5.51m)

Double glazed window to front, feature exposed beams, radiator.

Bedroom 2 15'0" x 19'3" (4.57m x 5.87m)

Dual aspect double glazed windows, exposed feature beams, built in wardrobes, radiator, door to:

En-suite

Fitted with a three piece suite comprising enclosed shower cubicle, pedestal wash hand basin and low level WC, tiled walls, chrome towel radiator.

Bedroom 3 12'8" x 17'0" (3.85m x 5.18m)

Double glazed window to rear, exposed feature beams, inset ceiling downlights, radiator.

Bedroom 4/Dressing Room 15'0" x 12'8" (4.57m x 3.87m)

Double glazed window to front, feature exposed beams, fitted with bespoke built wardrobes, matching freestanding island, drawers and shelving, radiator.

Bathroom

Double glazed window to rear, fitted with a freestanding bath with claw feet and shower/mixer tap attachment, vanity wash hand basin and low level WC, radiator, inset ceiling downlights, tiled walls, tiled floor, chrome towel radiator.

Shower Room

Double glazed window to rear, fitted with a large walk in shower with raised mosaic tiled floor, pedestal wash hand basin and low level WC, tiled walls, tiled floor, inset ceiling downlights, radiator and chrome towel radiator.

OUTSIDE

Block paved driveway to front leading to double gates. Further block paved driveway with

decorative lighting and parking for several vehicles leading to garage, two steps up to lawned garden to front enclosed by hedging. Tiered rear garden enclosed by balustrading the rear garden has artificial lawn and benefits from stunning views over the local countryside fantastic for 'Al Fresco' dining/entertaining. The property benefits from state of the art cctv and security.

Garage 19'1" x 19'3" (5.84m x 5.87)

Double glazed window to rear, remote-controlled electric up and over door.

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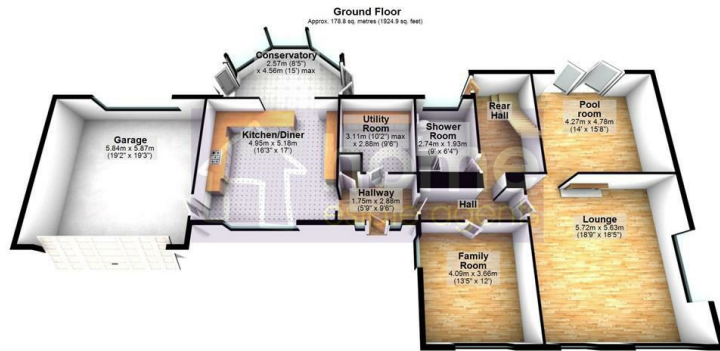
DISCLAIMER

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

The property benefits from state of the art cctv and security.





Total area: approx. 315.5 sq. metres (3395.5 sq. feet)

