



John Street, Stalybridge, SK15 3BS

Offers over £899,950

An absolutely stunning and rare opportunity for horse lovers – this exceptional three bedroom detached cottage offers the perfect blend of character, charm, and enviable equestrian facilities, all set within its own grounds, making it a dream come true for equestrian enthusiasts who want to enjoy their passion from the comfort of their own doorstep.

The cottage itself is beautifully presented throughout and filled with warmth and personality. A welcoming entrance hall sets the tone, leading to a useful utility room and convenient ground floor cloakroom. The cosy lounge features a charming log burner, perfect for relaxing evenings, while the large open plan kitchen and dining area forms the heart of the home, ideal for modern family living and entertaining. French doors from the dining space open out to the garden, seamlessly connecting indoor and outdoor spaces.

Upstairs, the stunning master bedroom is a peaceful retreat, complete with shower room, separate WC, and French doors opening onto a private balcony that offers breathtaking, uninterrupted long-range views. Two further well-proportioned bedrooms provide excellent space for family or guests, alongside a versatile study which is perfect for home working or could be adapted to suit your needs. The luxurious four-piece family bathroom offers a relaxing haven with both bath and shower facilities.

Set behind an electric gated entrance, the property enjoys excellent privacy, with a generous driveway providing ample off-road parking. The beautifully maintained paved patio garden with attractive planted borders offers a wonderful outdoor space to unwind or entertain, while the additional hardstanding area is ideal for vehicles or equipment. The impressive menage, stable block, and grazing land complete the superb facilities on offer, providing everything needed for keeping horses at home.

A truly breathtaking property that rarely comes to market, offering not just a home, but an entire lifestyle.



GROUND FLOOR

Hall

Door to front, two double glazed windows to front, underfloor heating, open plan to inner hallway, doors leading to:

Cloakroom

Two piece suite comprising, wash hand basin and high-level flush WC, underfloor heating, double glazed window to side,

Utility Room

10'0" x 5'10" (3.05m x 1.78m)

Fitted with a matching range of base units, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, underfloor heating, double glazed window to side.

Inner Hallway

Stairs leading to first floor, underfloor heating, door to under stairs storage, doors leading to:

Lounge

13'6" x 16'4" (4.11m x 4.98m)

Two double glazed windows to side, feature inglenook fireplace with log burner.

Kitchen/Diner

22'2" x 20'5" (6.76m x 6.23m)

Fitted with a range of base units with worktop space over, Belfast sink with mixer tap, space for fridge/freezer, fitted AGA and range cooker, underfloor heating, double glazed window to side, double glazed French doors leading out to rear.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom

12'4" x 21'0" (3.77m x 6.39m)

Double glazed French doors opening out to balcony with stunning long range views, open plan to:

Shower Room

Fitted with walk-in shower area, tiled walls.

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, part tiled walls.

Bedroom 2

10'0" x 14'0" (3.05m x 4.27m)

Double glazed window to front, double glazed window to side.

Bedroom 3

11'0" x 9'7" (3.35m x 2.91m)

Double glazed window to side.

Study

9'5" x 5'11" (2.86m x 1.81m)

Double glazed skylight.

Bathroom

11'0" x 6'5" (3.35m x 1.95m)

Four piece suite comprising double ended bath, wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to side.

OUTSIDE

Electric gated entrance leading to spacious driveway. Paved patio garden area with planted borders. Equestrian facilities including, stable block with automatic drinkers, menage, grazing land and hardstanding area.

****Current owner has sole use of additional approx 6 acres around 200 yards up the hill which has a field shelter and natural spring ****

DISCLAIMER

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