



Ashes Croft, Mottram Old Road  
Stalybridge, SK15 2TE

Offers over £830,000



There's no agent like home



Are you in search of a luxurious, private, and secure family home? Look no further than Ashes Croft, a rare opportunity to own a stunning residence on one of the most desirable roads in Stalybridge. Nestled away from the outside world, this home offers expansive, secure gardens with breathtaking views of the surrounding countryside, ensuring total privacy.

This extraordinary property spans an impressive 3,400 square feet, double the size of an average four-bedroom detached house in the area. It combines original period features with a modern, no-expense-spared approach to create a cosy and beautiful family home. The south-facing gardens allow you to enjoy sunlight throughout the day, both at the front and rear of the property.

The impressive driveway, accentuated by stunning floor lights at night, provides ample parking for up to eight cars. This is truly a magnificent home that must be seen to be fully appreciated.

Inside, the interior is equally remarkable. The property features an entrance hallway, a lounge that opens to a pool room with bespoke bi-fold doors leading to the rear garden entertaining area, a family room, a kitchen/diner that flows into a sunlit conservatory, a utility room, and a shower room on the ground floor. The first floor houses four bedrooms, including a second bedroom with an en-suite, a shower room, and an elegant family bathroom.

The exterior is equally impressive, with a gated spacious driveway, stunningly illuminated at night with floor lights. Offering ample parking for up to eight cars along with a garage. The front garden is enclosed by hedging, while the tiered rear garden, enclosed by balustrades, offers an artificial lawn and breathtaking views of the local countryside—ideal for al fresco dining and entertaining. The property is also equipped with state-of-the-art CCTV and security systems, ensuring peace of mind for you and your family.

\*\*\*\*VENDOR CONTRIBUTION TOWARDS STAMP DUTY CAN BE NEGOTIATED WITH ANY OFFER\*\*\*\*



**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**

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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.

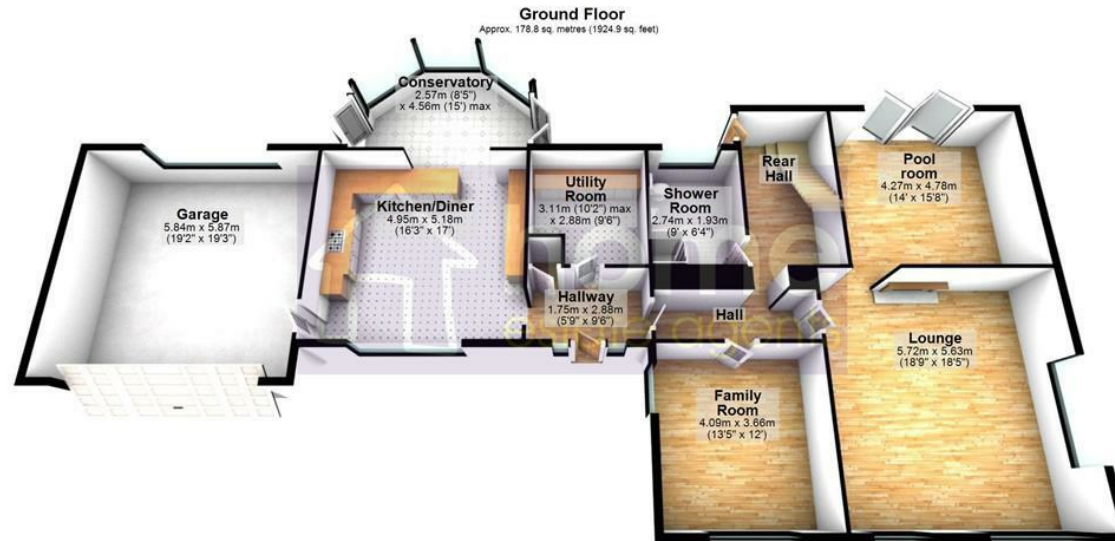












Total area: approx. 315.5 sq. metres (3395.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	70
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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