



**Ashes Croft, Mottram Old Road
Stalybridge, SK15 2TE**

Offers over £830,000

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

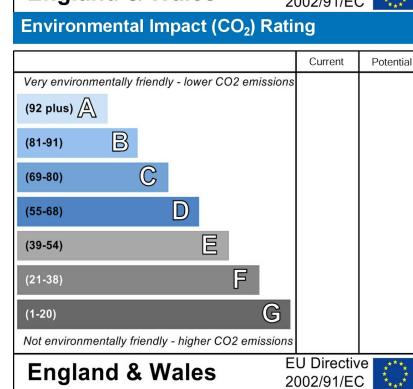
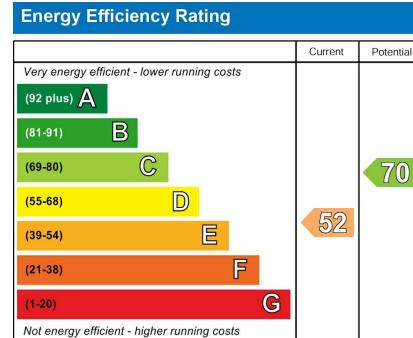
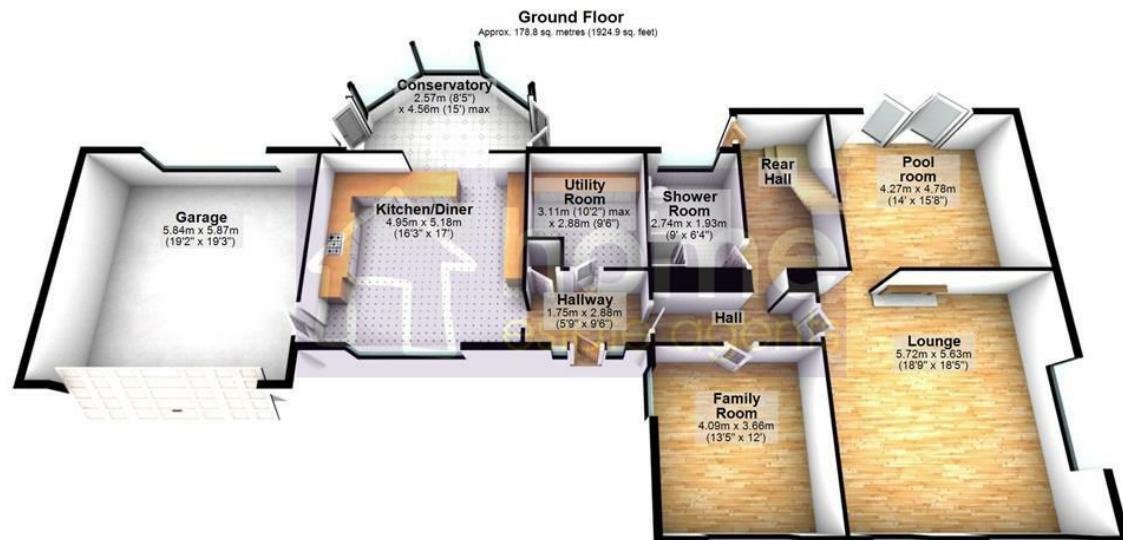
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The property benefits from state of the art cctv and security.







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