



Ashes Croft, Mottram Old Road  
Stalybridge, SK15 2TE

Offers over £830,000

Looking for a beautiful private, secure, luxury spacious family home? This is rare opportunity to acquire Ashes Croft. Located on one of the most desirable roads in Stalybridge. Secluded from the outside world with far reaching views across the surrounding countryside. Sat on an extensive plot with expansive secure gardens not overlooked or seen from the outside world.

Spread across an impressive 3400 square feet, this is double the size of an average four bedroom detached house in Stalybridge. The house retains many of its original period features while a no expense spared approach has been added to make this house a cosy and beautiful family home.

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 games room, 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.

An impressive driveway which looks stunning at night with the floor lights has ample parking for up to 8 cars. This is a truly amazing house that needs to be viewed to be appreciated. 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 alfresco 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 work surface 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 work surfaces 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

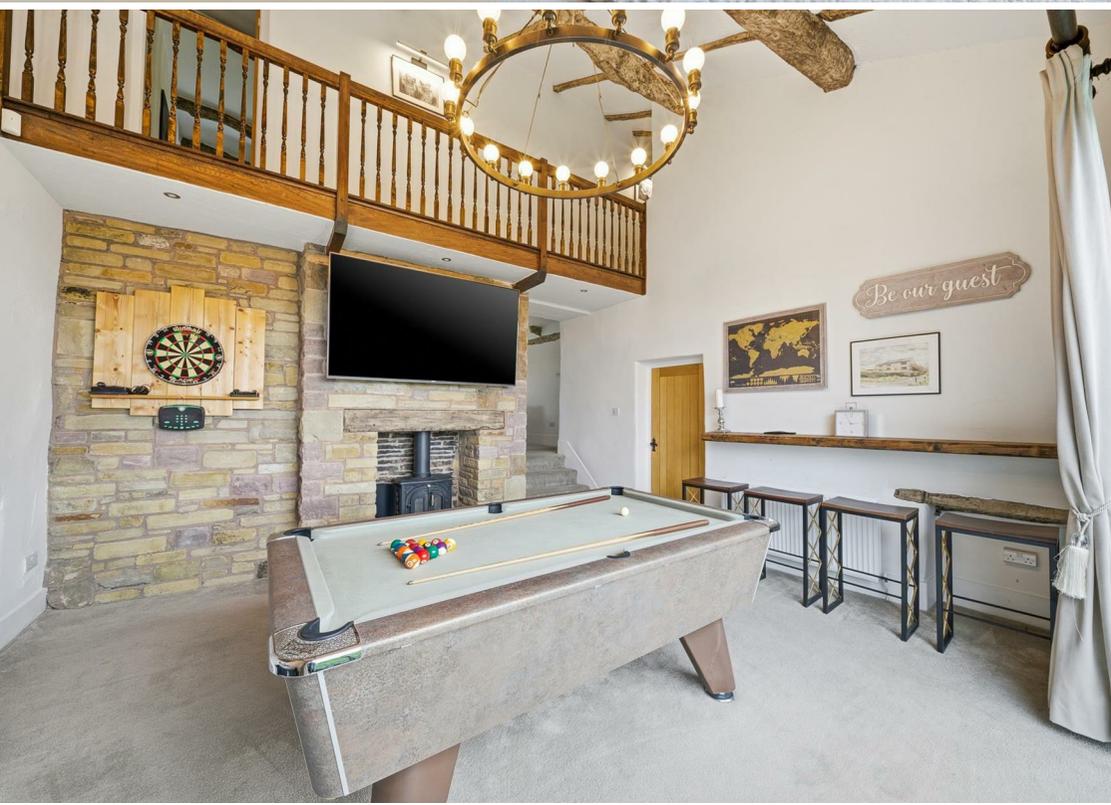
Two double glazed windows to front, two radiators, galleried landing with exposed beams overlooking pool room, doors to:



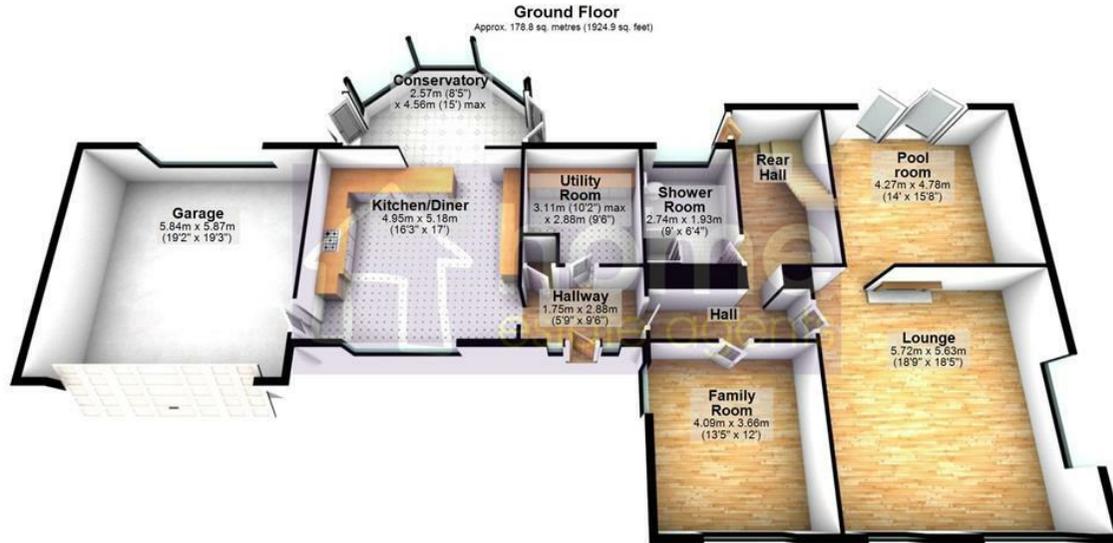
### Bedroom 1

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

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







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

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