



HAREWOOD FARM COTTAGE MOTTRAM ROAD BROADBOTTOM, SK14 6BB

£699,950
FREEHOLD

A truly enchanting and distinctive three bedroom detached stone built cottage nestling in approximately 0.83 acres of mature gardens, grounds and private woodland benefitting from a large stone built barn and coach house.



MELLER SPEAKMAN

HAREWOOD FARM COTTAGE

- Stunning three bedroom detached stone cottage
- Dating back to the 1840's, perfectly blending period features with contemporary living
- Nestling in approximately 0.83 acres of gardens, grounds and woodland
- The Stone built coach house and barn offers potential for a number of uses
- The Front garden features a large summer house with decking, suitable for home office, workshop or gym
- Broadbottom station has a regular direct link to Manchester Piccadilly
- Highly rated village primary school
- Lovely local walks, on the edge of the Peak District
- Easy access to M67 motorway



Dating back to around 1840, the property retains a wealth of original features that give it a timeless appeal, including exposed solid oak beams and a charming open fireplace that creates a warm and inviting focal point. The accommodation is both spacious and versatile, comprising three well-proportioned double bedrooms, making it perfectly suited to families or those seeking additional space.

A particularly feature is the substantial stone-built coach house, offering excellent potential for conversion into ancillary accommodation, a guest suite, home office, gym, or even a separate dwelling (subject to achieving the necessary planning permissions), presenting a fantastic opportunity for future development.

Internally, the property is entered via a welcoming vestibule, leading into a bright and airy dual-aspect living and dining room, ideal for both relaxing and entertaining. The farmhouse-style kitchen enhances the cottage's character, with direct access to the garden, creating a seamless connection between indoor and outdoor living. The ground floor is completed by a useful inner hallway/boot room and a WC. To the first floor, a spacious landing provides access to the dual aspect principal bedroom, two further double bedrooms, and a thoughtfully designed family

bathroom featuring both a bath and separate shower.

Externally, the property is approached through traditional concrete gateposts and wrought iron gates, opening onto a generous driveway providing ample off-road parking. The front garden is laid to lawn and enclosed by an attractive picket fence, complemented by a charming summerhouse and a decking area, ideal for alfresco dining and entertaining.

Broadbottom is a sought-after village on the edge of the Peak District, known for its scenic surroundings. The area is well served by a selection of local primary schools, with nearby secondary options including those in Hyde and Glossop, many of which are popular with families and offer a good standard of education.

For commuters, Broadbottom railway station is within walking distance and provides regular services along the Glossop Line, offering direct connections into Manchester city centre, making it an ideal location for those who work in the city but prefer a more rural lifestyle. Road links are equally convenient, with the M67 motorway close by, providing easy access to the wider motorway network.

Property Information - We understand that all main services are connected. Gas fired central

heating is installed. We must advise prospective purchasers that none of the fixtures, fittings or services have been tested. Buyers are advised to obtain their own independent reports prior to purchase. Tenure - we are informed is Freehold. EPC- TBC. Council Tax Band - D

Sale Plan And Particulars - The sale plan is based on the Ordnance Survey Sheet, prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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