



# ASHWORTH HOLME

Sales · Lettings · Property Management



**MATLEY LANE, SK14 4EG**

**£925,000**



## KEY FEATURES

- Stunning grade II listed detached Hall
- Circa 3000 SqFt of accommodation
- Substantial gardens to all sides
- All round breathtaking views across Greater Manchester and beyond
- Sold with no onward chain
- Original character features
- Four large double bedrooms
- Numerous outbuildings including stables, spa with hot tub and garages
- Rural yet convenient location with excellent transport links

## DESCRIPTION

\*\*\* WATCH OUR VIDEO TOUR \*\*\* AN INCREDIBLE OPPORTUNITY HAS ARISEN TO ACQUIRE 'HIGHER MATLEY HALL' A TRULY REMARKABLE GRADE II LISTED DETACHED STONE PROPERTY.

With parts of the Hall dating from 1610 and substantially extended in 1733 this unique piece of local history has been sympathetically restored and modernised to create an amazing family home. Boasting numerous original features such as an inglenook fireplace, stone mullion windows, cast iron radiators, exposed beams, stained glass window and stone floors the



property has been updated for modern living including high specification kitchens and bathrooms, granite worktops, double glazing throughout, multifuel stove, underfloor heating, HIVE heating and 5G, superfast broadband. Tradition says that Cromwell and a detachment of his Ironsides stayed at the Hall for several nights.

Nestled on the slopes of Harrop Edge on a large plot of half an acre, Higher Matley Hall is set in a picturesque and peaceful location. Surrounded by open farmland and rolling hillside with easy access to footpaths nearby, you can be walking in the countryside from your door step. The panoramic views across the city, the Greater Manchester valley and beyond provide for endless sunsets, enviable views of the city centre as it lights up at night and spectacular firework displays on Bonfire night and New Years Eve. This rural haven has excellent transport links via the M67 and M60 as well as a mainline station at Stalybridge with the commute into the city centre of less than 25 mins.

Oozing character the property offers substantial accommodation including outbuildings and briefly comprises: entrance porch, entrance hallway, impressive high specification dining kitchen, second farmhouse kitchen, separate utility room, inner hallway, lounge with original stone inglenook fireplace, downstairs WC and a family room with views over Werneth Low currently used as a home office, hobby and games room.

On the first floor the double storey porch makes for an enviable home study with a view through the stained glass window past the duck pond reaching out towards Hartshead Pike. There are four double bedrooms including the master suite which boasts a walk-in wardrobe and en-suite bathroom. A family bathroom with waterfall shower.

Externally there are a range of outbuildings

A single and double garage with a large cobblestone driveway providing parking for numerous vehicles.

Two stables and a tack room, currently used as storage although with a nearby bridleway and the possibility of renting land from the local farms, it may be of interest to buyers looking for an equestrian property.

A detached heated single storey stone building with a log burner and bi fold doors opening to the sensational views. This is currently used as a spa complete with hot tub, although could be your own office, gym or bar! An outdoor kitchen complete with sink, granite worktops and electrical sockets for dining and entertaining.

The well maintained lawns and gardens surround the property, encompassed by dry stone walls with numerous areas of interest and purpose. A south facing garden with a large lawn, including vegetable beds, greenhouse and several fruit trees. A wildflower garden and a formal lawn there are numerous seating areas around the property. The garden has an open aspect to the surrounding fields and there are views in every direction whilst maintaining plenty of privacy.

This is an high specification property and viewings are highly recommended in order to fully understand and appreciate all that is on offer.

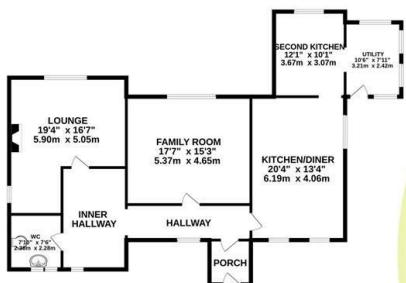
SOLD WITH NO ONWARD CHAIN. FREEHOLD.



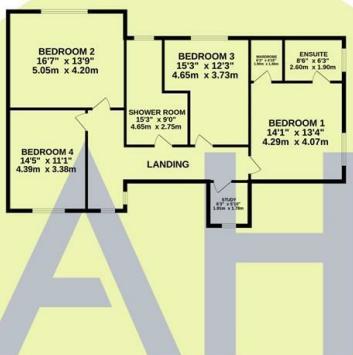
# FLOOR PLANS



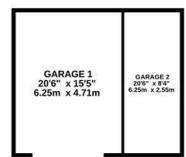
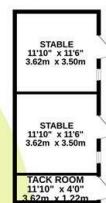
GROUND FLOOR  
1314 sq.ft. (122.0 sq.m.) approx.



FIRST FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.



OUTBUILDINGS  
926 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 3372 sq.ft. (313.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.