



Ashes Croft, Mottram Old Road
Stalybridge, SK15 2TE

Offers over £830,000

Substantial 3,600+ Sq Ft Gated Former Farmhouse with Countryside Views

Ashes Croft is a rare opportunity to acquire a detached former farmhouse set within a private, gated plot on one of Stalybridge's most desirable roads. Extending to over 3,600 sq ft—around double the size of a typical four-bedroom home in the area—the property offers an exceptional blend of period character and modern living, with exposed beams, inglenook fireplaces, and a striking galleried landing.

The versatile ground floor includes a spacious lounge, a pool room with vaulted ceiling and bi-fold doors opening onto the garden, a games/family room, and a large kitchen/diner with solid oak cabinetry, granite worktops, and adjoining conservatory. A utility room and ground-floor shower room add convenience.

Upstairs, four generous bedrooms include a principal suite and a guest bedroom with en-suite, complemented by a family bathroom and additional shower room. Several rooms enjoy far-reaching views across the surrounding countryside.

Externally, electric gates lead to a large block-paved driveway and garage. The private, tiered gardens combine lawned and entertaining areas, taking full advantage of the elevated position and panoramic views. Additional benefits include modern security systems, including CCTV, and a high level of privacy rarely found in properties of this type.

Viewing is highly recommended to fully appreciate the scale, character, and setting of this unique home.

*****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:



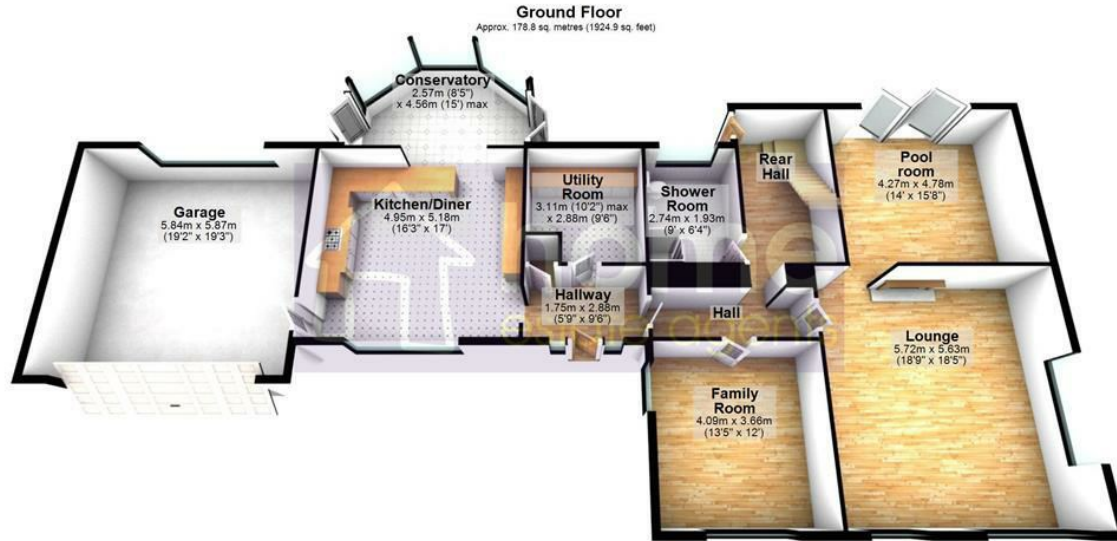
Bedroom 1

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