



103, 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

103, MOTTRAM ROAD

- 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 timeless original features including exposed solid oak beams and an open fireplace, creating 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.

An additional feature is the substantial stone-built barn, 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.

The property is entered through the original front door into a small vestibule which leads into a bright and airy dual-aspect living and dining room, ideal for both relaxing and entertaining. The farmhouse-style kitchen complements the cottage's character, and offers direct access to the garden. The ground floor is connected to the upstairs through an inner hallway/boot room which is adjoined by a WC. On 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 stone 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 village primary schools, and nearby secondary options in Hyde and Glossop. All offer a good standard of education.

For commuters, Broadbottom railway station is within easy walking distance and provides frequent services along the Manchester to Glossop Line. Direct connections to Manchester Piccadilly make it an ideal location for city workers who 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

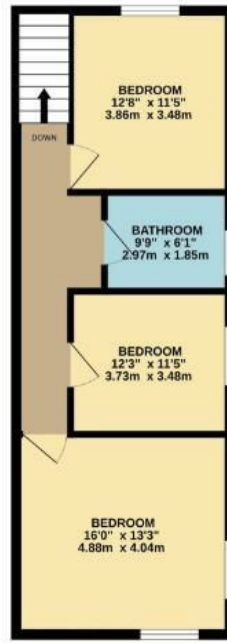
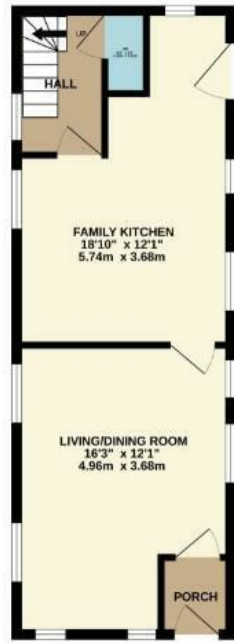
fixtures, fittings or services have been tested.

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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TOTAL FLOOR AREA: 1371sq.ft (127.4 sq.m) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The floorplan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey. The floorplan is not intended to be used as a substitute for a professional survey.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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