

FERN BANK

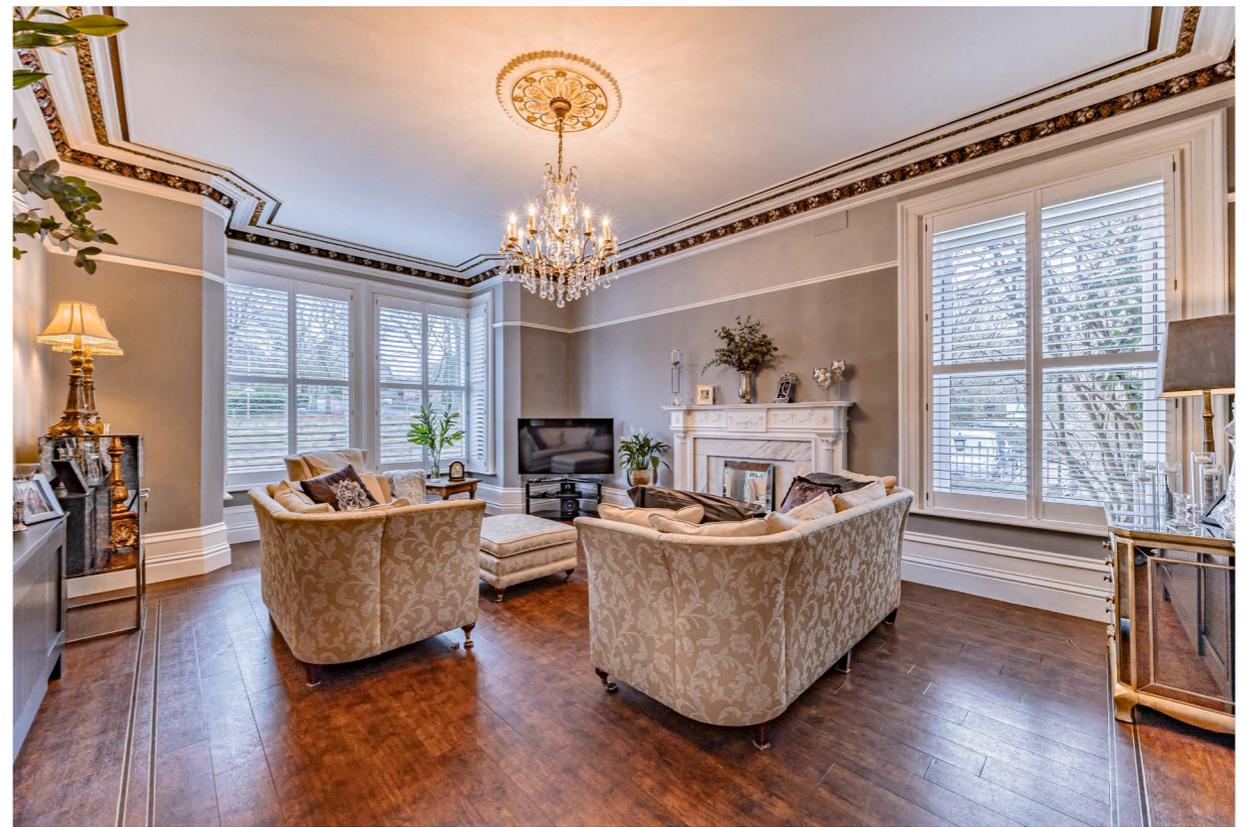
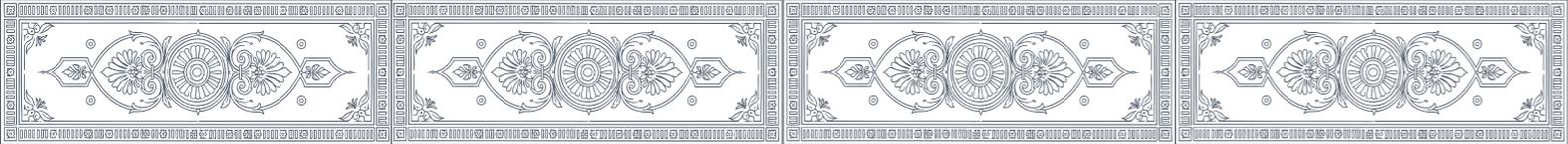
225 MOTTRAM ROAD



Welcome to this exquisite four-bedroom semi-detached period home, where timeless elegance meets modern luxury in every carefully curated detail.

The well-maintained front garden, framed by solid wooden gates and decorative planters, leads you to an inviting front door. From the moment you arrive, the property's striking Victorian brickwork, classic arched entrances, and decorative ironwork create a lasting impression of grandeur and warmth. Every detail has been considered to create an immediate sense of home.

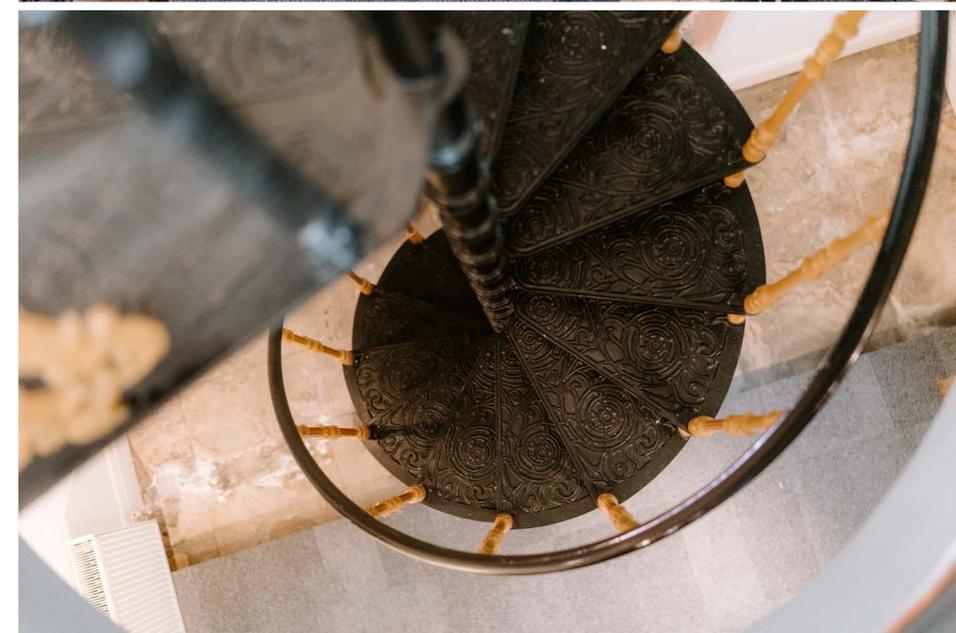
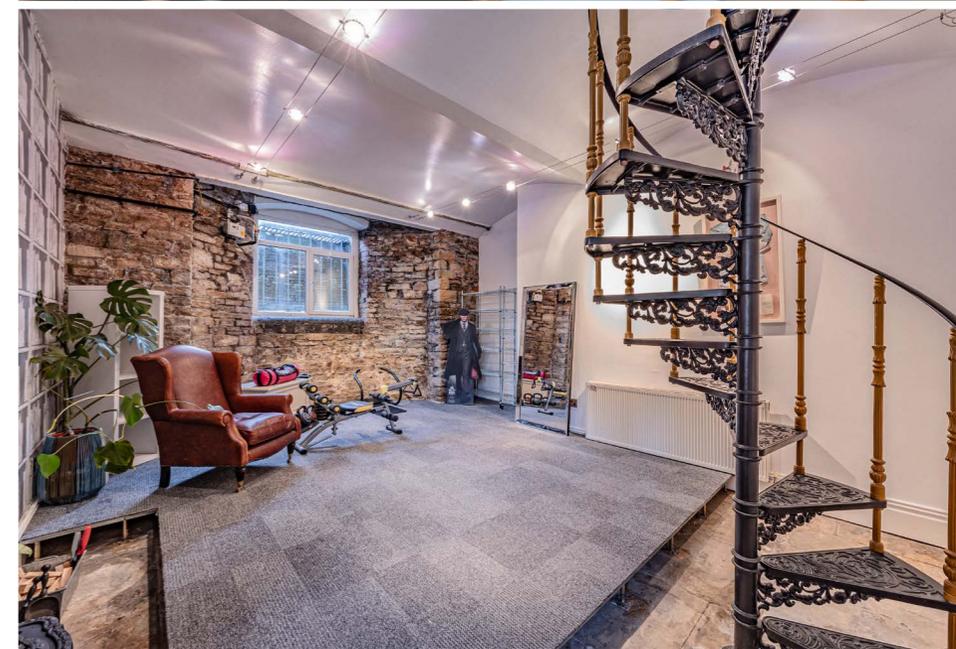
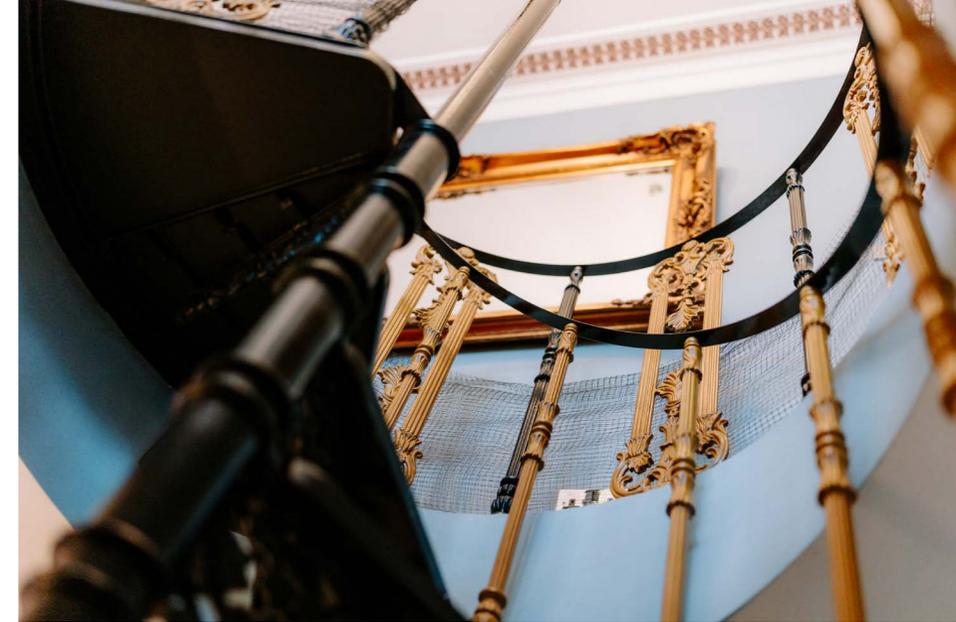




Inside, generous living spaces are filled with natural light streaming through large windows with classic shutters, enhancing the high ceilings and intricate ceiling mouldings. Three spacious reception rooms offer versatile options for relaxing or entertaining, all unified by rich hardwood flooring, ornate fireplaces, and opulent chandeliers that cast a soft, welcoming glow. The formal lounge area, effortlessly combines a classic and contemporary design, with tasteful décor and elegant mirrors amplifying the sense of space and luxury.

A second lounge features a bespoke spiral staircase leading gracefully to the cellar level. Here, two spacious cellars, one with a log burner, offer exceptional versatility, ideal for storage, a home gym, or even a creative studio, ensuring that every practical need is met without compromising on style.

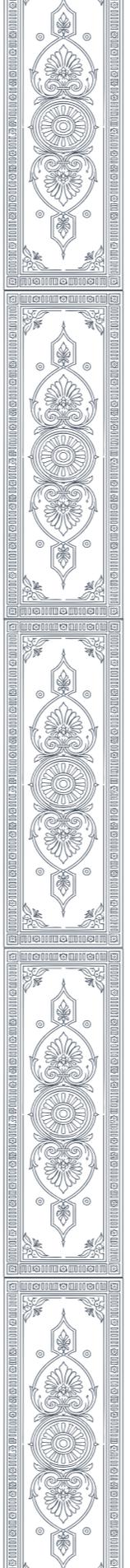
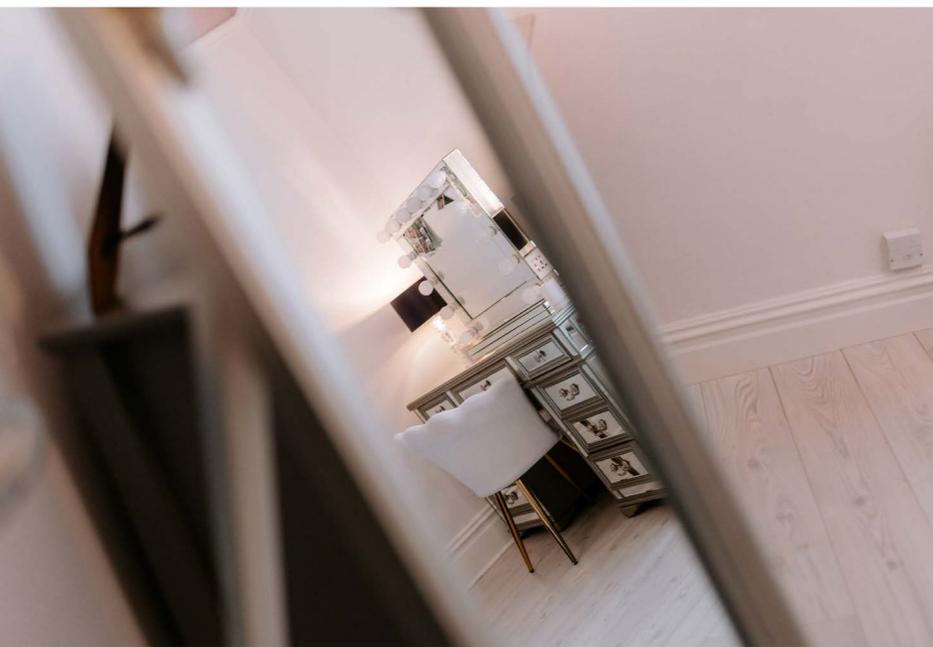
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The heart of the home is undoubtedly the Tom Howley bespoke shaker kitchen, designed to inspire culinary creativity and social gatherings. Here, an Aga takes pride of place, complemented by a generous island that invites family and friends to linger over morning coffee or evening conversation. The central kitchen island with luxurious granite countertops complete with integrated gas hob, oven, wine cooler, and breakfast bar seating ensure both practicality and visual appeal. Ample natural light pours in through large windows and French doors, which open directly onto the garden, creating harmonious indoor-outdoor flow ideal for entertaining.





A large utility room housed in the original kitchen space has fitted storage for all of the family's coats and shoes, keeping the home organised and clutter-free. The fourth double bedroom/office, downstairs WC and shower room completes the ground floor.





Upstairs, you will find three double bedrooms all thoughtfully designed to provide a restful retreat. High ceilings, detailed mouldings, and statement chandeliers, enhance the sense of elegance.

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The principal bedroom is particularly impressive, featuring generous proportions and period detailing that echo the home's exquisite heritage.



The luxurious family bathroom is a haven of relaxation, boasting a freestanding clawfoot bath that invites you to unwind in style, along with high-quality fittings that add a touch of boutique hotel sophistication.



Make the most of outdoor living in this property with its exceptional outside space. The immaculate garden is the perfect place to relax and entertain, with plenty of room for alfresco dining and summer BBQs. Off-road parking at the front and rear of the property provides added convenience, making daily life effortlessly smooth.





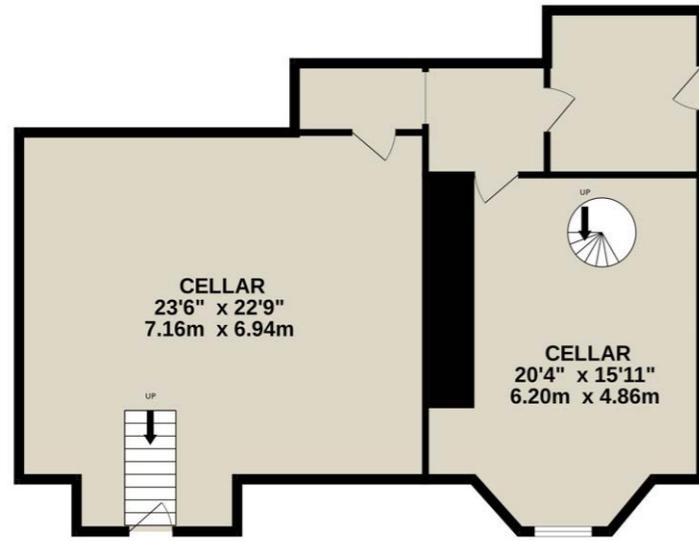
Location

Situated in a sought-after location, this stunning home offers not just a place to live, but a lifestyle to cherish, blending historic charm with modern comforts in a setting that is perfect for families and professionals alike. Local amenities are within easy reach, offering a vibrant community and excellent transport links, ensuring you are always connected while enjoying the tranquillity of your own elegant sanctuary. This exceptional property is ready to welcome its next chapter, promising a harmonious blend of character, comfort, and luxury for years to come.

Stalybridge has a bustling town centre with excellent transport links to Manchester and Yorkshire. The Huddersfield Narrow Canal is perfect for walks with friends. If you are feeling more adventures the Pennine Moors are close at hand offering varied walking opportunities. Cheetham Park lies across the road from the property and Stalybridge Country Park lies just over a mile away, with its four reservoirs and Cowbury Dale and adjoining land at Carrbrook. There is a large Tesco close by for the weekly shop and plenty of cafes and bars to enjoy.



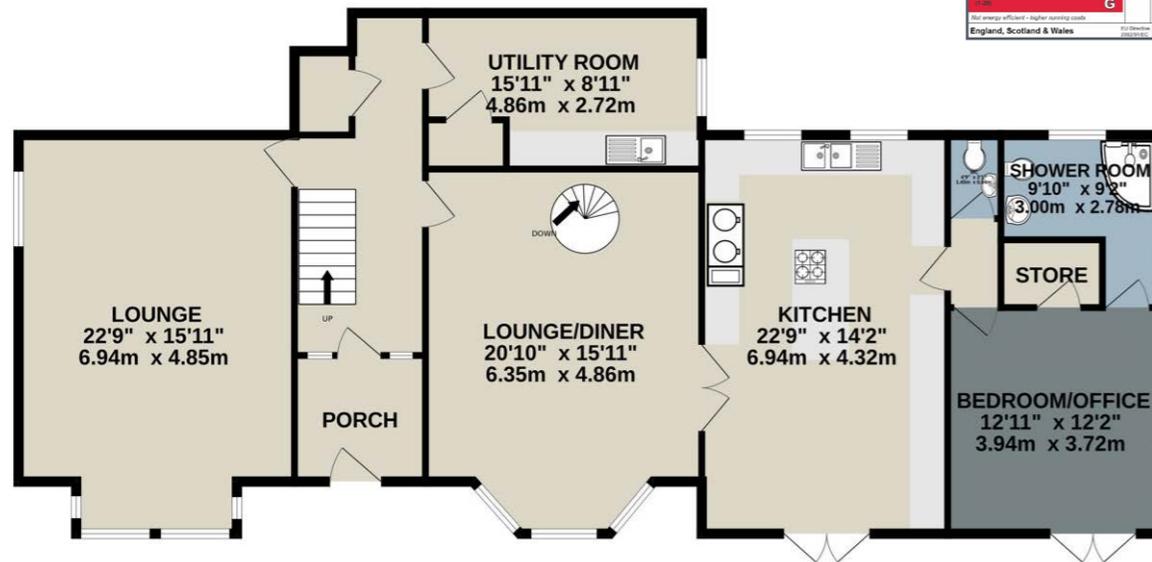
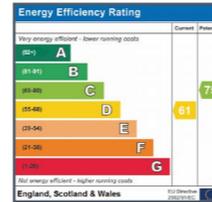
BASEMENT
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



GROUND FLOOR
1589 sq.ft. (147.6 sq.m.) approx.



TOTAL FLOOR AREA : 3433 sq.ft. (318.9 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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Key Features

- Off-road parking
- Four Double Bedrooms
- Tom Howley bespoke shaker kitchen with Aga and Island
- High ceilings with decorative mouldings
- Ornate period fireplaces
- Elegant spiral staircase leading to the cellar
- Luxurious bathroom with freestanding bath
- Landscaped garden
- Spacious patio and outdoor seating area with resin pathway
- Two Cellars for Storage/Gym



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Presented By



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