

A stone cottage at dusk with large glass doors and windows, a garden, and a pond. The scene is illuminated by warm interior lights and a sunset sky. The text 'LUMB COTTAGE' is overlaid in a white serif font, with a decorative floral element in the 'O' of 'COTTAGE'.

# LUMB COTTAGE

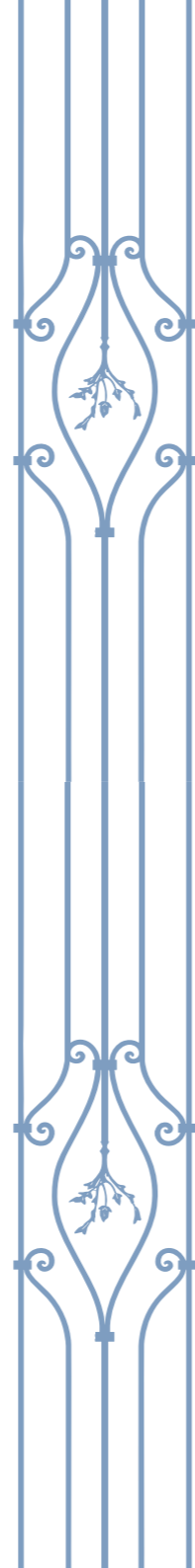
MOTTRAM



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Step into an enchanting lifestyle with this exceptional four-bedroom, three-bathroom detached house, thoughtfully designed to blend rustic character with modern comforts. This Georgian property welcomes you with a striking stone-built exterior, adorned with elegant arched windows and complemented by beautiful outdoor lighting that highlights the home's timeless appeal.

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Inside, you will discover four spacious reception rooms, each exuding warmth and charm with features such as exposed wooden beams, hardwood and stone flooring, and inviting fireplaces, plus underfloor heating for the colder months.



The open-plan living areas are bathed in natural light, thanks to large windows and multiple sets of bi-fold and French doors that seamlessly connect the interior with the breath-taking outdoor spaces. Each room can be closed off to offer family members privacy, however if entertaining a crowd throw open the doors and let the party commence.





The heart of the home is the kitchen, combining rustic stone flooring, exposed brickwork, and classic cabinetry with the convenience of modern appliances, a farmhouse sink, and generous storage. Stylish pendant and recessed lighting accentuate the space, while space for a striking range cooker is perfectly framed by a green tiled backsplash. The glass floor panel reveals another of this home's unique features.





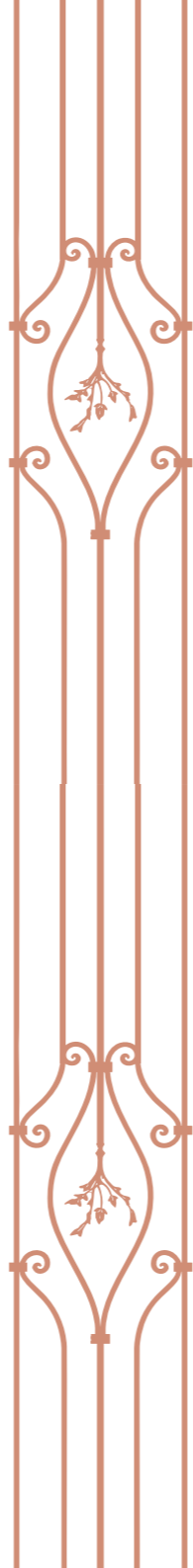
Adjacent reception rooms offer versatile spaces including a dining room with the downstairs wc and utility room off to one side. With views from every window, it is hard to say which room you will choose to enjoy first.





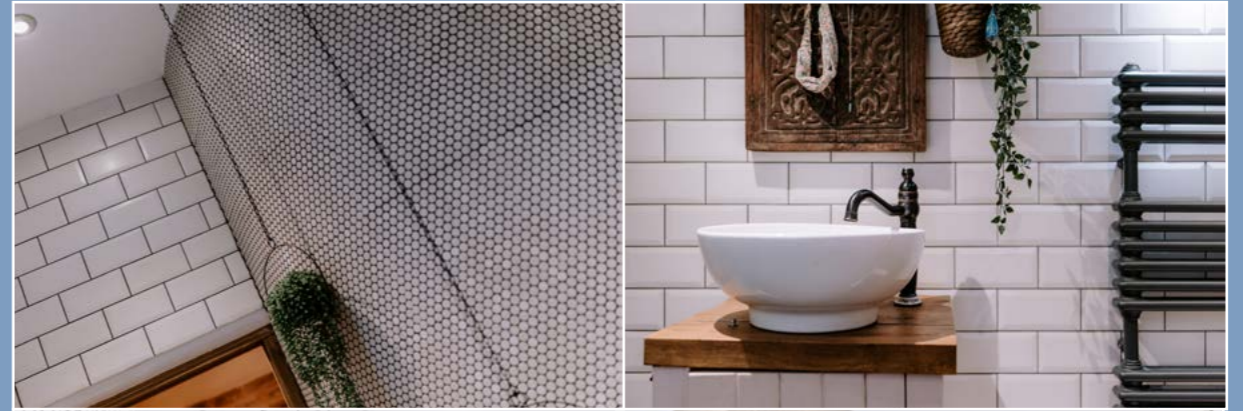
The bedrooms are havens of tranquillity, each thoughtfully designed with features such as exposed beams, hardwood flooring, space for wardrobes, fireplaces, and stunning stained-glass windows that cast vibrant light into the rooms. The principal bedroom overlooks the front of the property with far reaching views to wake up to each day.

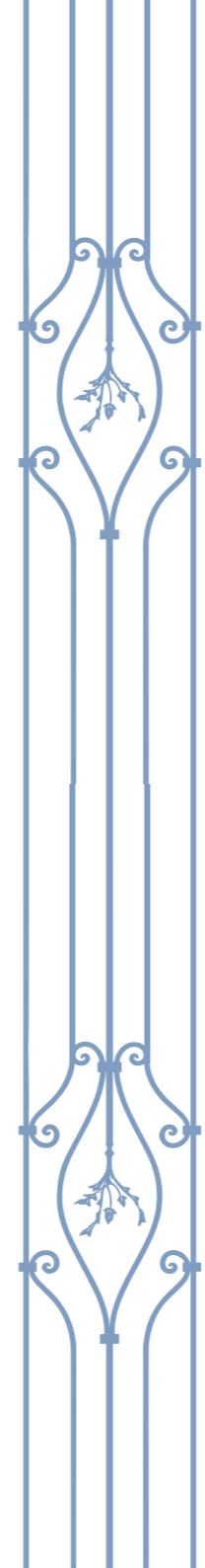






The bathrooms are finished to a high standard, boasting freestanding tubs, walk-in showers, heated towel rails, and a harmonious blend of rustic and contemporary fixtures - some with vaulted ceilings and unique stone basins, and others highlighted by decorative wall features and vintage-style radiators.

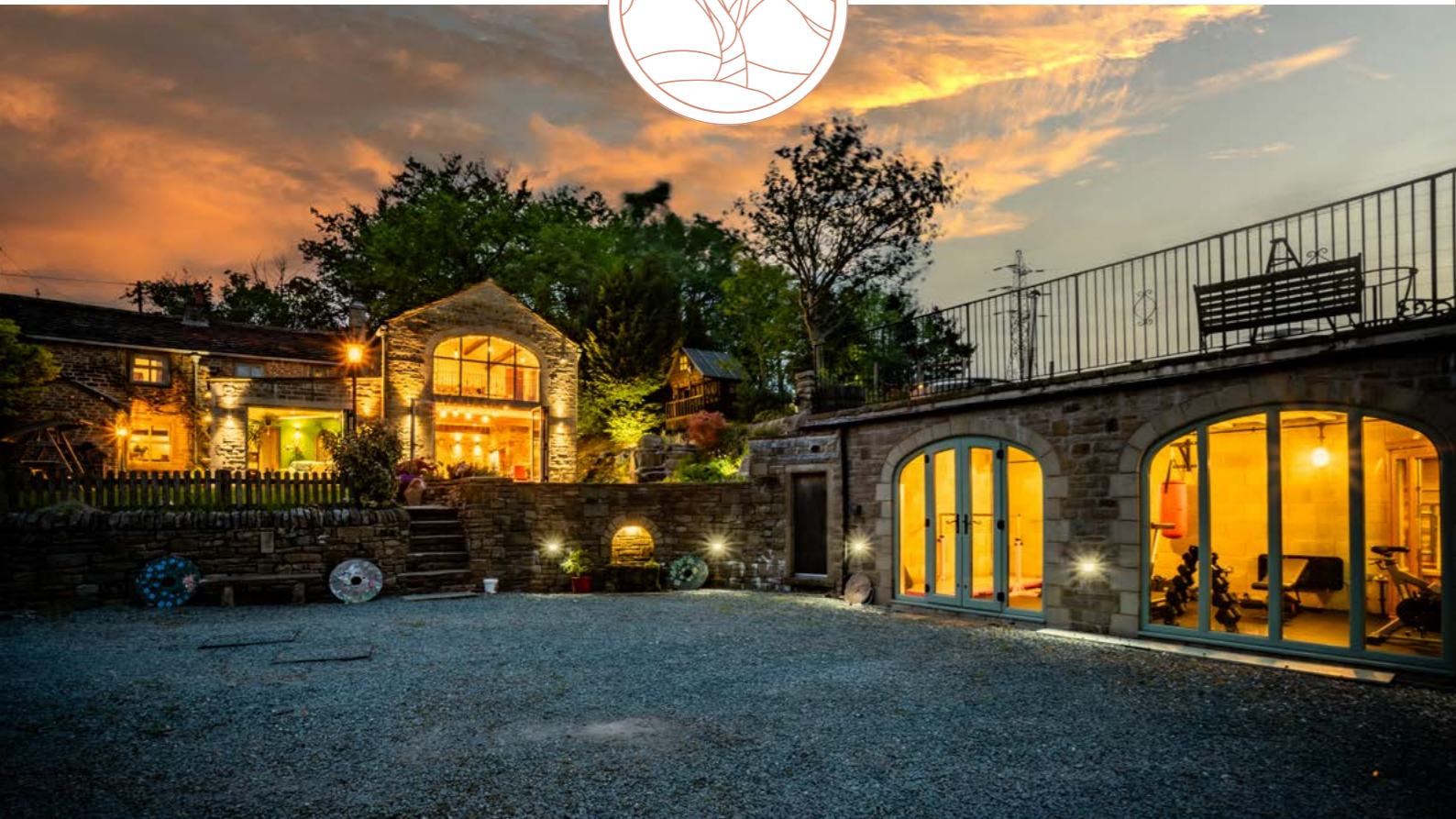




Step outside and discover an oasis of natural beauty. The extensive, landscaped gardens are a true highlight, featuring mature trees, lush lawns and vibrant flower beds. A series of spring fed naturally filtered outdoor pools with waterfalls are perfect for swimming on warm summer days. Multiple patio and seating areas invite you to unwind, entertain, or simply take in the scenic countryside views, all in complete privacy thanks to the surrounding greenery. A charming wooden gate framed by a stone archway, a historic plaque dating to 1780, and details such as a period post box and traditional lamp post contribute to the property's unique character. Families will delight in the freedom to explore, while garden enthusiasts will appreciate the thriving plant life, colourful blooms, and abundant wildlife attracted by the healthy garden ecosystem.

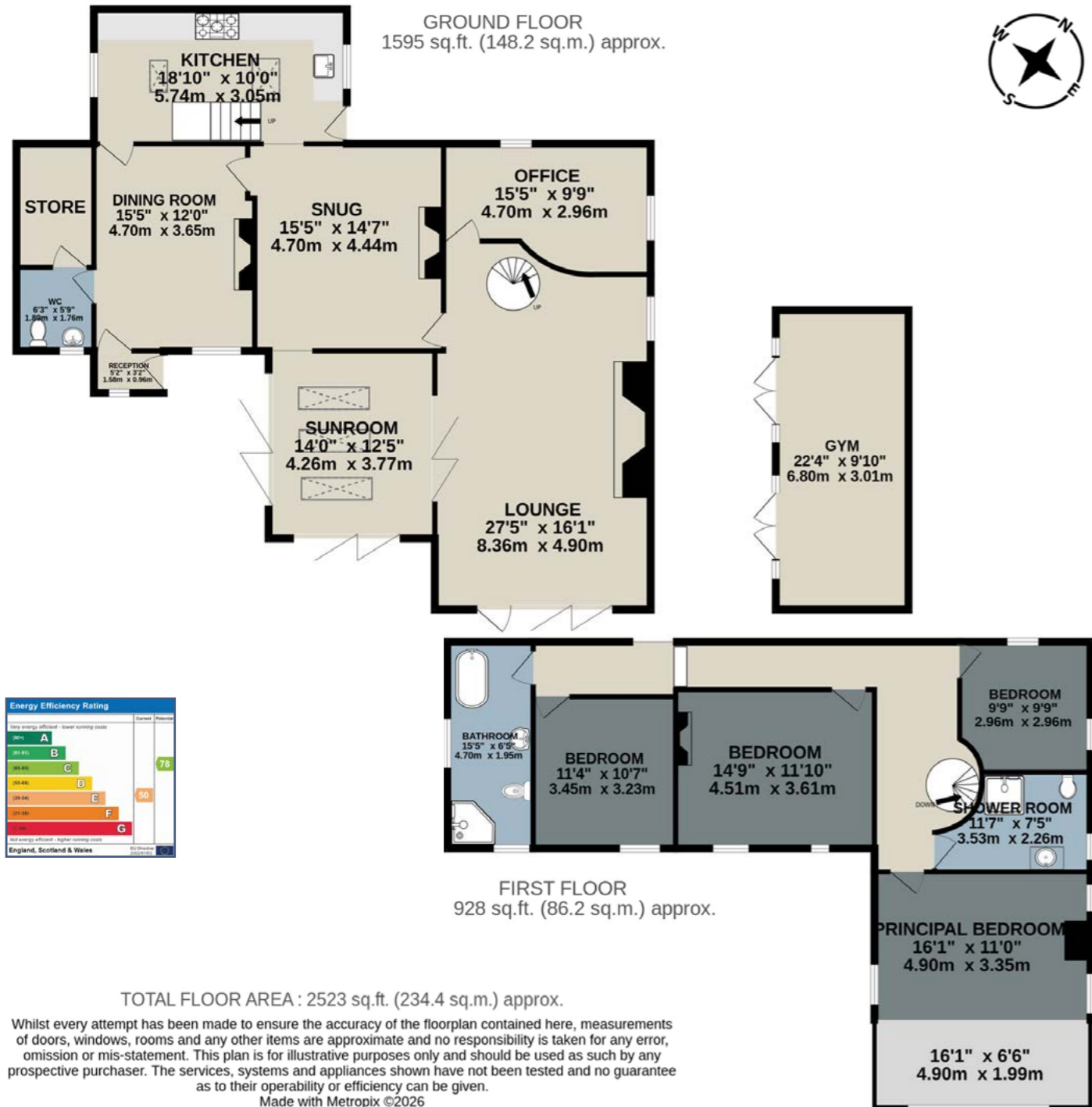


Further enhancing this property's appeal are the luxurious amenities designed for relaxation and well-being. There is a purpose-built outbuilding which is currently used as a family gym. A roof terrace above has space for a hot tub to enjoy the views of the rolling hills as the sun goes down. There is parking for four cars plus an additional standalone single garage of stone construction, which has another parking space to the front. The country lifestyle continues with a stable and chicken enclosure should you like fresh eggs for breakfast.





Situated just off Hobson Moor Road, this property offers a perfect blend of rural tranquillity and urban convenience. Embrace an active lifestyle with direct access to scenic walks, cycling trails, and horse-riding routes right from your doorstep. The surrounding countryside provides breath-taking views and a serene backdrop for outdoor adventures. Despite its idyllic setting, the property boasts excellent links for travel for business and pleasure. Major motorway links are easily accessible, ensuring seamless commutes and travel. For those relying on public transport, nearby rail links provide efficient connections to surrounding areas. Additionally, Manchester Airport is just a 30-minute drive away, making international travel effortlessly convenient. This location promises the best of both worlds—stunning natural beauty and easy access to essential amenities and transport links.



# KEY FEATURES

- Expansive landscaped garden with natural spring fed pools
- Four open plan living areas with exposed beams and stone fireplaces
- Bi-fold doors for seamless indoor-outdoor living
- Large arched windows with countryside views
- Four bedrooms / three bathrooms
- Private patio and outdoor seating areas
- Stone exterior with period features
- Country kitchen with exposed brickwork, stable door and unique feature
- Driveway and ample off-road parking
- Close to excellent transport links with a scenic rural backdrop

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