



Lodge Court, Mottram

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Lodge Court

Mottram

A Home That Has Everything Figured Out

There's a particular kind of house that seems to have solved the puzzle of modern family life before you've even asked the question and this four-bedroom detached property is exactly that.

From the moment you arrive, the house makes its intentions clear. The brick façade has a settled, established quality, softened by a landscaped front garden, while solar panels on the roofline hint at a home that's as forward-thinking as it is handsome.

A wide paved driveway sweeps towards a double garage, the kind of practical generosity that anyone juggling family life will quietly appreciate.





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Step through the front door, and the real story begins. The ground floor unfolds as a single, confident gesture — open-plan living and dining space, drenched in light from bay windows, skylights, and a run of bi-fold doors that dissolve the boundary between inside and garden. Wood flooring and plush carpet underfoot ties the whole space together, while the palette stays calm and neutral, letting the architecture do the talking. There's a fireplace in the living area that feels less like a feature and more like an invitation — the sort of spot that pulls a family together on a Sunday evening.







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The kitchen, though, is where this house really shows its hand.

Dark granite worktops meet rich, warm cabinetry, while a breakfast bar/ homework station, becomes the natural gathering point every busy household needs.

Pendant lighting overhead adds a touch of theatre; a well-appointed utility room, tucked just out of sight, quietly handles the practicalities along with a downstairs cloak room and wc.





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Upstairs, four bedrooms offer four distinct moods, though each shares the same commitment to calm, considered design — soft flooring, generous windows, and built-in storage that keeps clutter firmly out of view.

The principal bedroom, in particular, feels like a retreat, with fitted storage and lighting that does more than simply illuminate.

Two bathrooms complete the floor, one built around a sleek walk-in shower and decorative tiling, the other anchored by a striking corner bath, each with its own character, both finished to the same exacting standard.

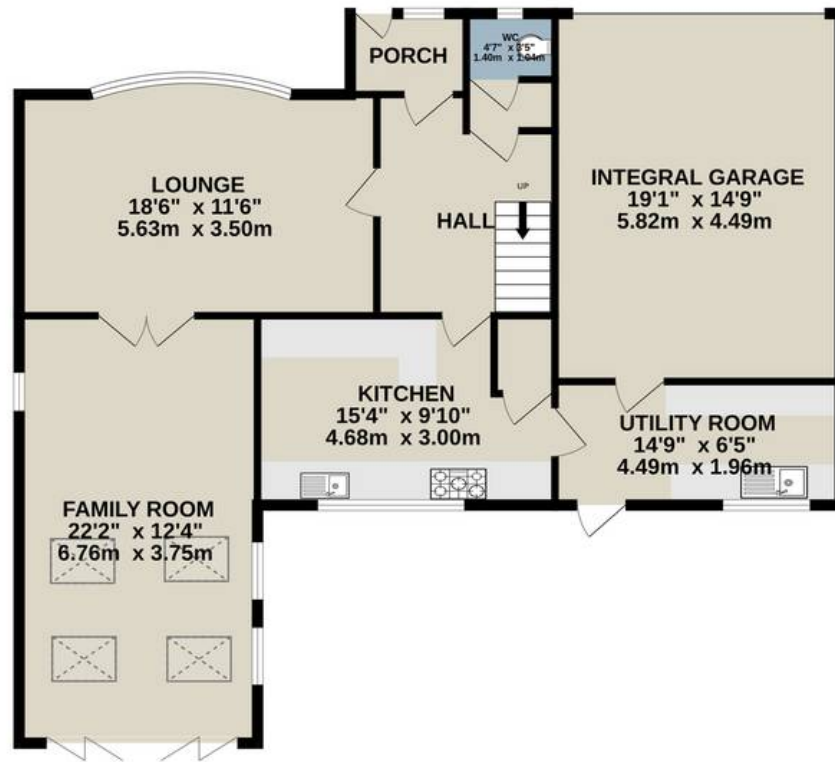
Outside, the garden rewards a little exploration: a well-kept lawn gives way to several distinct patio areas, each suited to a different kind of gathering, quiet morning coffee, an evening with friends, or simply somewhere for the children to disappear to.

This is, above all, a house that has been well loved. Its current owners are moving on only to be closer to family, a reminder, if one were needed, that some homes are simply built for the business of living well.

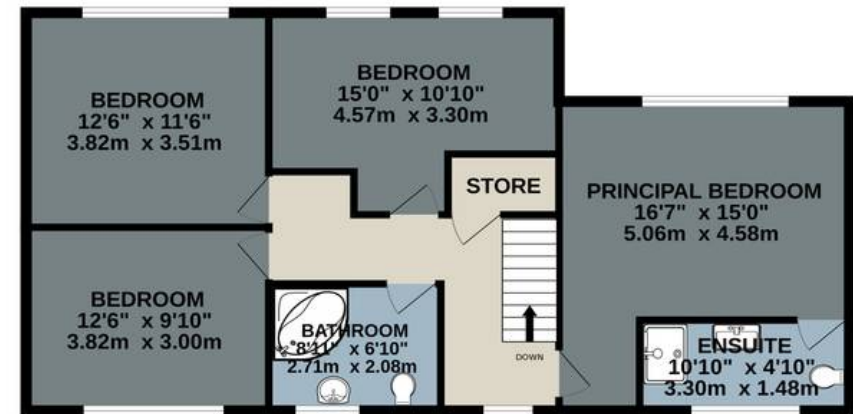




GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 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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Step outside Lodge Court and the landscape does most of the talking. Mottram in Longdendale sits at that rare intersection of village life and open countryside — close enough to Manchester for an easy commute, yet perched right on the edge of the Peak District, where the streets simply give way to fields and hills. It's a place made for those who like their weekends to start with a walk. You are just a short stroll away from wooded trails, riverside paths, and the kind of long, unhurried walks that reset a busy week, with the wider Peak District beckoning for anyone wanting to go further still. Back in the village, life moves at a gentler pace. A handful of local shops and cafés keep daily errands simple, while the Waggon & Horses does a fine trade in Sunday roasts and easy midweek suppers — the sort of local that feels like it's always been there. Families, meanwhile, are well catered for with several Primary Schools sitting within easy walking distance and Longdendale High School just a short journey on for older children. When the wider world calls, Mottram doesn't ask you to compromise. The M67 and M60 slip you effortlessly onto the motorway network, Broadbottom and Stalybridge train stations offer a direct line into Manchester Piccadilly. It's countryside living, without ever feeling cut off.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A





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