



Hodge Lane | Broadbottom | SK14 6BW

**Meller
Braggins**



Features

- 6 Bed Detached
- Substantial Grounds
- Countryside Views
- No Chain
- EPC Band: TBC

A majestic stone built rural residence enjoying an elevated position on the northern bank of the Etherow River over looking established lawned gardens, with panoramic countryside views of farmland, rolling hillside and the

meandering Etherow River. This historical site dating back to c1800, once a cloth mill and then a water driven cotton mill and now a unique and imposing detached family home.

Inside there are four receptions areas, six bedrooms and four bathroom facilities. A grand entrance hallway with galleried landing adds to the exquisite grandeur of this countryside retreat.



Whilst already a substantial home the original footings extend well beyond the existing house allowing potential build growth if more accommodation is required. There are extensive and established grounds to the front, side and rear of the property.

A delightfully private home with electric gates opening to a long sweeping driveway providing parking for several vehicles with a cobbled quad which provides space for future development to a triple garage.



Only by viewing internally can the true size and location of this fantastic property be fully appreciated and we urge all interest parties arrange an immediate appointment to view.





FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

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