



## 34 Church Brow, Hyde, SK14 6JJ

**Offers Over £545,000**

Every once in a while a home comes to the market that feels truly special, and this stunning four bedroom detached property on Church Brow is certainly one of them. A true labour of love, the current owners have completed a comprehensive renovation, resulting in a beautiful, move in ready home that is sure to impress.

Approached via a high hedge that provides excellent privacy, the driveway provides generous parking, and leads to a double garage and neat front lawn. The front door leads into a practical entrance vestibule with limestone flooring – ideal for muddy boots after country walks. From here, you step into the main house and are immediately greeted by an open plan entrance hall, offering a full view of the cleverly designed, multi-level living space that makes this home so unique.

The kitchen sits on the upper level and features modern cabinetry and fully integrated appliances. Steps lead down to the dining area, perfectly suited for family meals and overlooking the main lounge via a balustrade. From the dining area, further steps descend into the lounge – a real showstopper. A multi-fuel log burner set on a limestone hearth forms the focal point of the room, while the large picture window to the rear frames breathtaking views across the surrounding landscape.

The bedrooms are beautifully styled with rich, luxurious wallpapers throughout. Bedrooms One, Two and Three all comfortably accommodate double beds, while Bedroom



# 34 Church Brow

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## Location

Church Brow is a highly regarded location, and it's easy to see why. Set within the heart of Mottram Village, it offers the perfect combination of feeling tucked away and rural while remaining exceptionally well connected. Step outside your front door and you'll find Mottram C of E Primary School and Mottram Parish Church just a stones throw away. With Warhill Farm directly opposite, horses can often be seen coming and going, adding to the village charm, while countryside walks are right on your doorstep.

The sense of village life is further enhanced by the stunning surrounding views. Yet despite this peaceful setting, connectivity is excellent, with the M67 and M60 motorway links close by. Broadbottom and Hattersley railway stations also offer regular services into Manchester city centre and beyond, making this an ideal location for both countryside living and commuting.

## Entrance Vestibule

Window to front elevation. Radiator. Door to:

## Entrance Hall

Open plan with kitchen and dining areas, this space features fitted carpets, ceiling and wall lights, a radiator, plus access to storage cupboard perfect for coats and shoes. To the right is open plan access into the kitchen, whilst a small set of stairs leads down to the dining area and a hallway providing access to bedroom areas.

## Kitchen

11'11" x 11'10" (3.63m x 3.61m)

Fitted with matching range of base and eye level units with coordinating quartz worktops over. Inset sink with drainer and mixer tap. Built in eyelevel Hotpoint electric oven and grill. Four ring induction hob. Integrated full height Neff fridge freezer. Integrated dishwasher. Engineered oak herringbone flooring. Downlights to ceiling. Door leading out to side garden. Open plan to stairs leading down to dining area.

## Bathroom

11'2" x 9'0" (3.40m x 2.74m)

A luxurious four piece bathroom suite comprising of freestanding bath with gold mixer taps, walk in shower enclosure with stone resin base, rainfall style shower and additional handheld shower attachment plus recessed shelving, vanity unit with inset sink, and hidden cistern WC. Porcelain tiled walls with gold edging. Porcelain tiled flooring. Downlights to ceiling. Heated towel rail.

## Dining Area

8'7" x 14'0" (2.62m x 4.27m)

Window to side elevation. Balustrade overlooking lounge area. Ceiling light. Radiator. Stairs leading down to lounge.

## Lounge

17'11" x 14'0" (5.46m x 4.27m)

Window to rear elevation with stunning countryside views. Inset log burning stove with timber mantle and limestone hearth. Two double radiators. Ceiling light. Door leading out to rear garden.

### Inner Hallway

Access to garage. Access to Bedroom Three. Three stairs down to lower level access to Bedrooms One, Two, and Four

### Master Bedroom

12'5" x 11'9" (3.78m x 3.57m)

Windows to rear elevation with plantation shutter blinds. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom Two

11'1" x 12'0" (3.38m x 3.66m)

Windows to rear elevation with plantation shutter blinds. Radiator. Ceiling light.

### Bedroom Three

6'6" x 12'0" (1.98m x 3.66m)

Window to side elevation. Double radiators. Ceiling light.

### Bedroom Four/Study

6'11" x 7'6" (2.11m x 2.29m)

Window to rear elevation with plantation shutter blinds. Radiator. Ceiling light.

### Double Garage

A double garage with electric roller door to front. Window to side elevation. Wall mounted Worcester Combi boiler. Utility area comprising of plumbing for automatic washing machine space for tumble dryer and space for under counter fridge and under counter freezer. Worktop space over including in stainless steel sink with drainer and mixer tap. Access to loft via crawlspace. stairs, door.

### Outside and Gardens

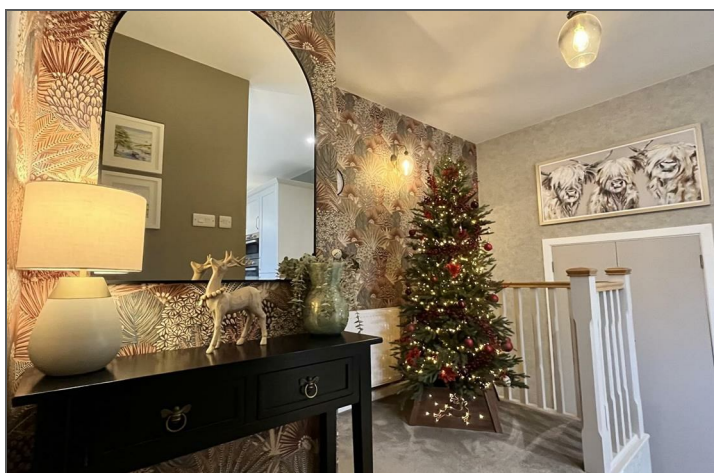
Just off the kitchen you will find a private enclosed side garden that has been designed to make the most of the morning sun. With Mediterranean style porcelain floor tiles and modern slatted fencing, this is the perfect spot to sit with a morning coffee taking in the views. The main garden is South West facing and features a patio area leading down to a lawn.

### Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

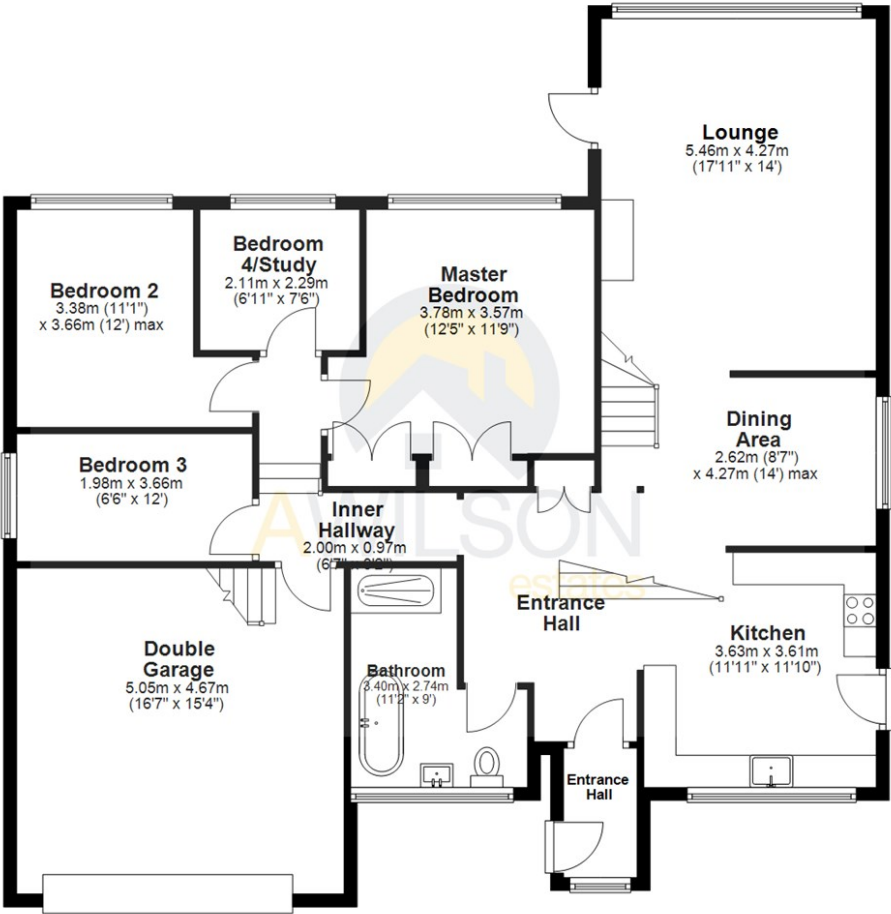






### Ground Floor

Approx. 135.3 sq. metres (1456.7 sq. feet)



Total area: approx. 135.3 sq. metres (1456.7 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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