



Mottram Old Road, Gee Cross, Hyde

 JARDINE
ESTATES

His Indenture

paid and observed. At the said George Clarke in the
 Sir Edward Pellew Baronet of the first part Thomas
 Earl Onslow then called Lord Viscount Onslow of the second part
 appoint devise grant and leave unto the said Thomas Onslow
 plots being part of the Durlin field measuring

Turnpike road from Stockport to Macclesfield in Cheshire.



Partly side from C to D...
 the hundred and thirty seven...
 northwards side by the Turnpike road from Stockport to Macclesfield...
 by lands belonging to the said George Clarke...
 by the said Thomas Onslow for the purpose of...
 whatsoever to the said plot of land...
 minerals whatsoever lying within or upon the said...
 William plan Call and Thomas Onslow Call their...
 determination of the term hereon...
 thereof at his and their free will and pleasure...
 abutment...
 years to be...
 therefore yearly and every year during the...
 payments (that is to say) upon the twenty fourth day of...
 first half yearly payment thereof to be made on the twenty fourth day of...
 made upon this express condition And...
 with and to the said Thomas Earl Onslow...
 or any part thereof shall be in alien for the space of twenty years...
 as it shall so happen it shall be lawful for the said Thomas Earl Onslow...
 and upon the said plot of land hereditaments and premises hereon appointed and devised or any of them...
 alien and the distress and distresses then and there found to take lease drive away and impound...
 distresses for years And also that in case the said yearly rent or any part thereof shall be in alien by the space of...
 aforesaid and no sufficient distress or distresses can or may be had or found in or upon the said premises...
 have been any legal demand of the same rent it shall be lawful for the said Thomas Earl Onslow...
 and upon the said plot of land and premises hereon appointed and devised or any of them...
 with the said yearly rent or so much thereof as shall arrive due during such possession shall be...
 of his heirs and assigns administrators and assigns...
 shall be in possession of the said premises...
 shall be in possession of the said premises...

Mottram Old Road

Gee Cross, Hyde

As you approach this charming home, you are greeted by a pretty front garden adorned with established shrubs, setting a welcoming tone from the outset.

Upon entering the property, you are greeted with a spacious open hallway which further unfolds on the subsequent floor to reveal not one but two family lounge/sitting room areas, offering ample space for relaxation and entertainment or an impressive dining room space.

The current sitting room is flooded with natural light and large enough to accommodate any size table for entertaining. Adjacent is the formal living room, complete with an inset modern gas fire, creating a cosy ambience during the winter months.





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The well-equipped modern kitchen overlooks the picturesque front garden, offering modern appliances and ample worktop space for avid cooks.

To complement the interior space, a stunning modern conservatory currently used as a dining area provides a stylish space to relax and enjoy views of the beautifully landscaped garden.

Doors from the conservatory open out to the true gem of the property.







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From the conservatory, the hallway leads to a versatile room currently utilised as an office, as well as a shower room and bathroom, ideal for a teenager's retreat or a separate living area for an older relative.

A convenient WC is also available for visiting guests.

Next door is a handy utility room with further storage and a sink.

Wander up the wide staircase to the upper glassed window landing area, to discover the principal suite featuring a spacious ensuite bathroom

This floor is complemented by an additional generously sized double bedroom and a family bathroom with a shower over the bath.





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The property has a well appointed integral garage door for added convenience and a ground floor double bedroom for guests, which could easily be used as a walk in boot room.

The expansive outdoor space, which features various sections including patios, lawned areas, rockeries, and borders—a true oasis for outdoor enthusiasts making it an idyllic retreat.

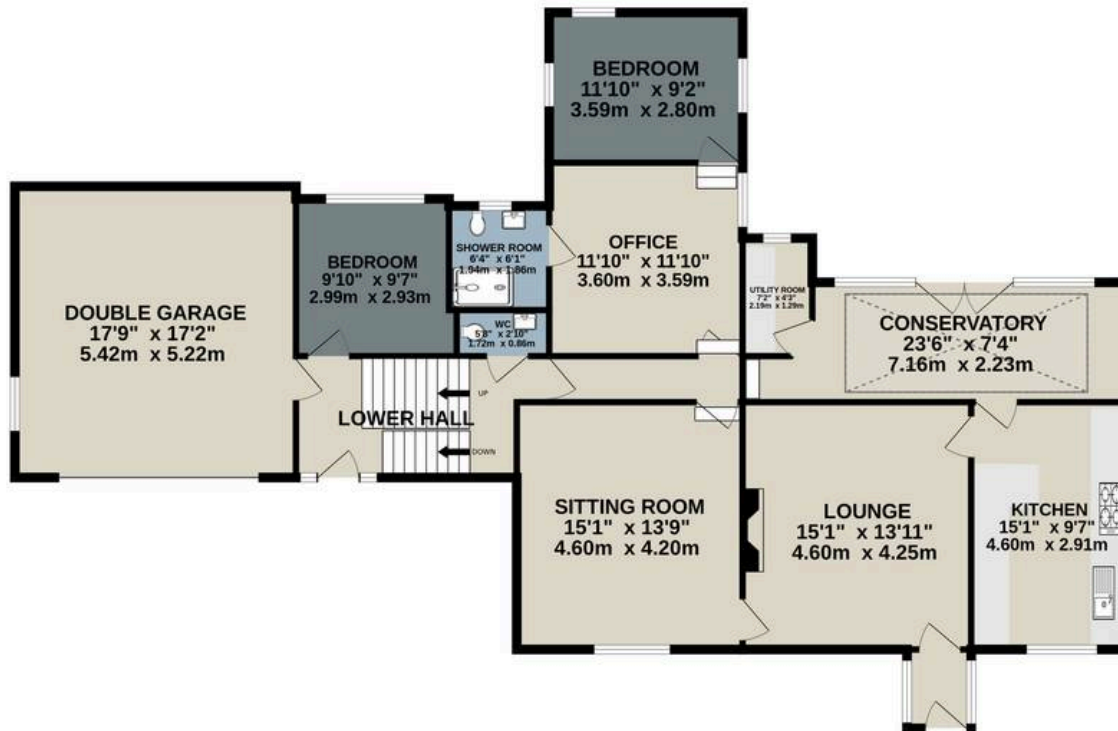
Enjoy al fresco dining and summer barbeques on the spacious patio, ideal for hosting family and friends. Beyond the patio, the tiered garden presents an oasis of tranquillity, with flourishing greenery.

Ascend further to discover a large open spaced grassed garden, perfect for outdoor games or simply soaking up the sun. Whether you seek a peaceful sanctuary or a vibrant outdoor hub, this property offers the best of both worlds.

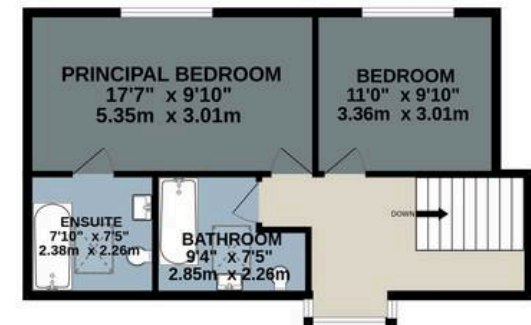




GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 2112 sq.ft. (196.2 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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With Werneth Low as a backdrop and views of Manchester City Centre in the distance, this property truly offers the best of both worlds for discerning buyers. If the bright lights of Manchester are more your thing, head to one of the many train stations and you can begin your shopping in under 30 minutes. If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Original Georgian Toll Cottage (1710-1830)
- Off road parking and double garage
- EV Charger
- 2 Family lounge/sitting room areas
- 4 Bedrooms with principle bedroom having its own ensuite.
- 4 Bathrooms/shower rooms
- large conservatory with utility
- Office
- Tiered large garden/patio up to Large open spaced grassed garden





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