



## Sunnyside Woodend Lane, Hyde

### Freehold

Stunning period home with an abundance of original features • Off road parking for several cars • Double garage • Open countryside on your doorstep • 5 minute walk to Hyde train station • Large loft space for storage





This former school house for the nearby St Georges Church was beautifully converted into three separate dwellings some time ago. The current owners have spent many happy years here and have restored and maintained many of the original features ready for the next lucky custodian.

Away from the hustle and bustle this home is practical as well as prestigious.

Wander through the pretty front garden surrounded by mature shrubs and flowers and through the stunning front door . A magnificent hallway greets you , complete with sweeping stair case , original fire surround and oak flooring . The current owners have used this impressive entrance as an office and with views over the garden you can see why.

On the left is a room that will impress and leave you wanting to see more . The lounge is defiantly the heart of this home , with original flooring , intricate coving, open fire place and the most beautiful Lincrusta wallpaper . The perfect room for family gatherings and parties which will be spoken about for years to come.

The kitchen is placed at the back of the property with plenty of work top space , room for a table and chairs and lots of storage including an original cupboard for your crockery collection and appliances .

The gas Aga creates a welcoming warmth and the current owners make full use of this with a large drying rack at the height of the tall ceiling.

Down some steps to the lower ground floor where you will find a handy utility space and wc . The garden room has beautiful views over the rear garden which leads down to the double garage and parking for all of the families cars .

Time to climb the sweeping stair case , three welcoming bedrooms await the weary.

The principal bedroom sits at the rear of the property and has two large sash windows flooding this room with the early morning sun. Like the rest of the property the pleasing proportions allow a super king sized bed , bedside tables and any number of wardrobes. Bedroom two across the landing is a lovely single bedroom with space for a wardrobe and the third bedroom is a very generous double .

You have direct access upstairs into the loft space which has two Velux windows and lots of room for all of your belongings .

Step outside into the sunny garden oasis, where mature plants adorn the front and a secure gate opens onto a country lane, enveloping you in privacy and tranquillity.

Whether you are entertaining guests in the spacious lounge or enjoying a peaceful soak in the free-standing bath, this property effortlessly blends comfort with sophistication, making it a truly exceptional find for those seeking a harmonious blend of history, modernity, and natural beauty.

Council Tax band: E

Tenure: Freehold

Loft: Staircase and lights •

Boiler Type: Gas – just off from the kitchen

With off street parking

Double Garage

25 Minute Drive To Manchester Airport/ City Centre

Fabulous Walks On Your Door Step

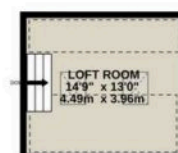
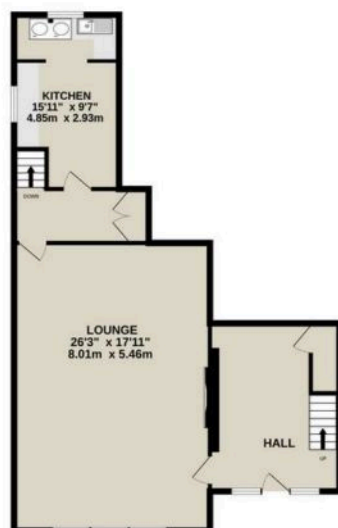
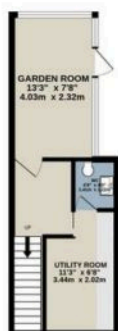


BASEMENT  
200 sq.ft. (18.6 sq.m.) approx.

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR  
770 sq.ft. (71.1 sq.m.) approx.

2ND FLOOR  
100 sq.ft. (9.3 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.7 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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