



## BEE'S COFFEE POT @ PADDOCK FARM

Harrop Edge Road, Mottram, Hyde, SK14 6SJ

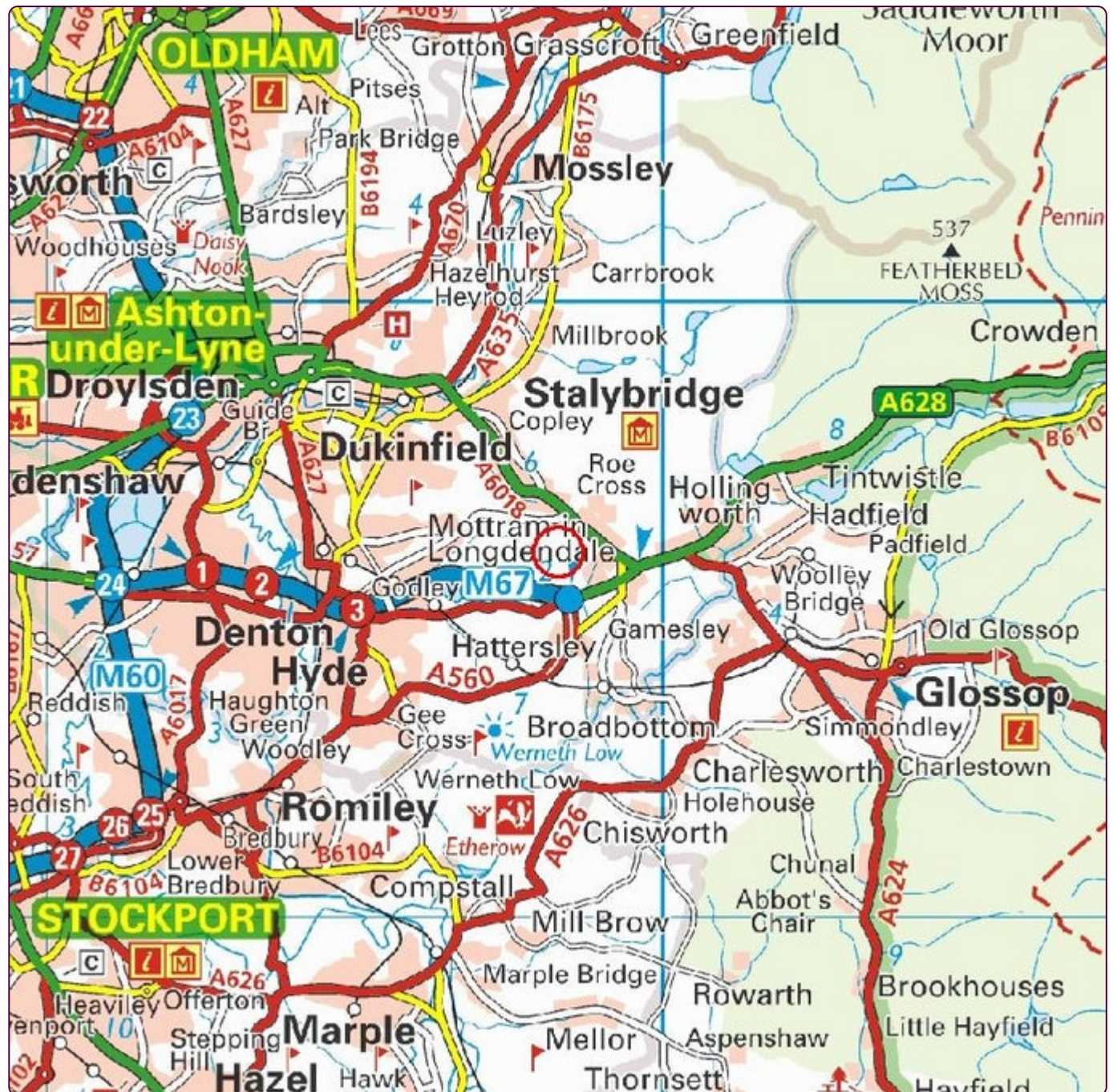
FREEHOLD: £1,950,000 | REF: 5665018

## KEY HIGHLIGHTS

- Thriving Hospitality & Events Business
- 5 Bed 3 Bath Freehold Farmhouse
- Substantial Stables & Manege
- Licensed coffee shop & café
- Overall Site area circa 4 acres
- Semi rural location offering panoramic vistas

## LOCATION

Nestled in the heart of the countryside near Hyde, Paddock Farm enjoys a superb rural setting with panoramic views in every direction. The property is ideally positioned for those seeking tranquillity while remaining accessible to local amenities. With direct access to bridleways and popular walking and biking routes, it's a haven for outdoor enthusiasts. Excellent transport links to include M60 - 25 minute drive to Manchester. Nearby bus and rail links in Stalybridge.





## DESCRIPTION

Paddock Farm is a beautifully presented stone-built residence set within approximately four acres of land. Rich in character, the home features stone mullion windows, exposed beams, and charming fireplaces. The accommodation spans three floors, offering generous living space for families or those seeking a lifestyle property with business potential.



## GROUND FLOOR

The ground floor welcomes you with a stone-flagged porch leading into a spacious hall. Two large reception rooms boast multi-fuel stoves and stunning stonework, while the dining kitchen is fully fitted with granite worktops, integrated appliances, and a Belfast sink. A utility room, WC, and garage are also accessible, with French doors opening onto the rear garden.

## OTHER FLOORS

The first floor hosts two large double bedrooms, a stylish family bathroom, and a versatile cinema/office/gym or separate independent annex accessed via a separate stairway.

The second floor features two further double bedrooms and a magnificent master suite with vaulted ceilings, built-in wardrobes, and a luxurious en-suite bathroom complete with a Jacuzzi bath and tiled shower.

## THE OPPORTUNITY

Paddock Farm presents a rare opportunity to acquire a stunning lifestyle property with significant business potential. Whether expanding the café's hospitality offering, developing the equestrian facilities, or hosting events, the site's layout and location support a wide range of ventures. With approximately four acres of land, breathtaking views, and a thriving café already in place, this is a unique chance to invest in a property that blends rural charm with commercial promise.





## CAFE DETAIL

Set within the grounds, Bee's Coffee Pot is a thriving café popular with dog walkers, locals, and mountain bikers. Known for its warm atmosphere and scenic setting, the café also hosts a variety of events throughout the year, making it a well-loved community hub and a valuable asset to the property.



## EXTERNAL DETAILS

The grounds of Paddock Farm are extensive and beautifully maintained, with enclosed gardens, mature trees, patios, and lawned areas. The equestrian facilities include nine stables, two floodlit manege (one by Charles Britton), barns, and storage areas. Parking for up to 20 vehicles enhances the site's versatility.

Private bore hole providing crystal clear water, oil fired central heating, mains electricity and septic tank drainage.

## BUSINESS RATES

The Rateable Value is £3,100 with effect from 15 November 2024. Confirmation of actual business rates payable should be obtained from the Local Authority.







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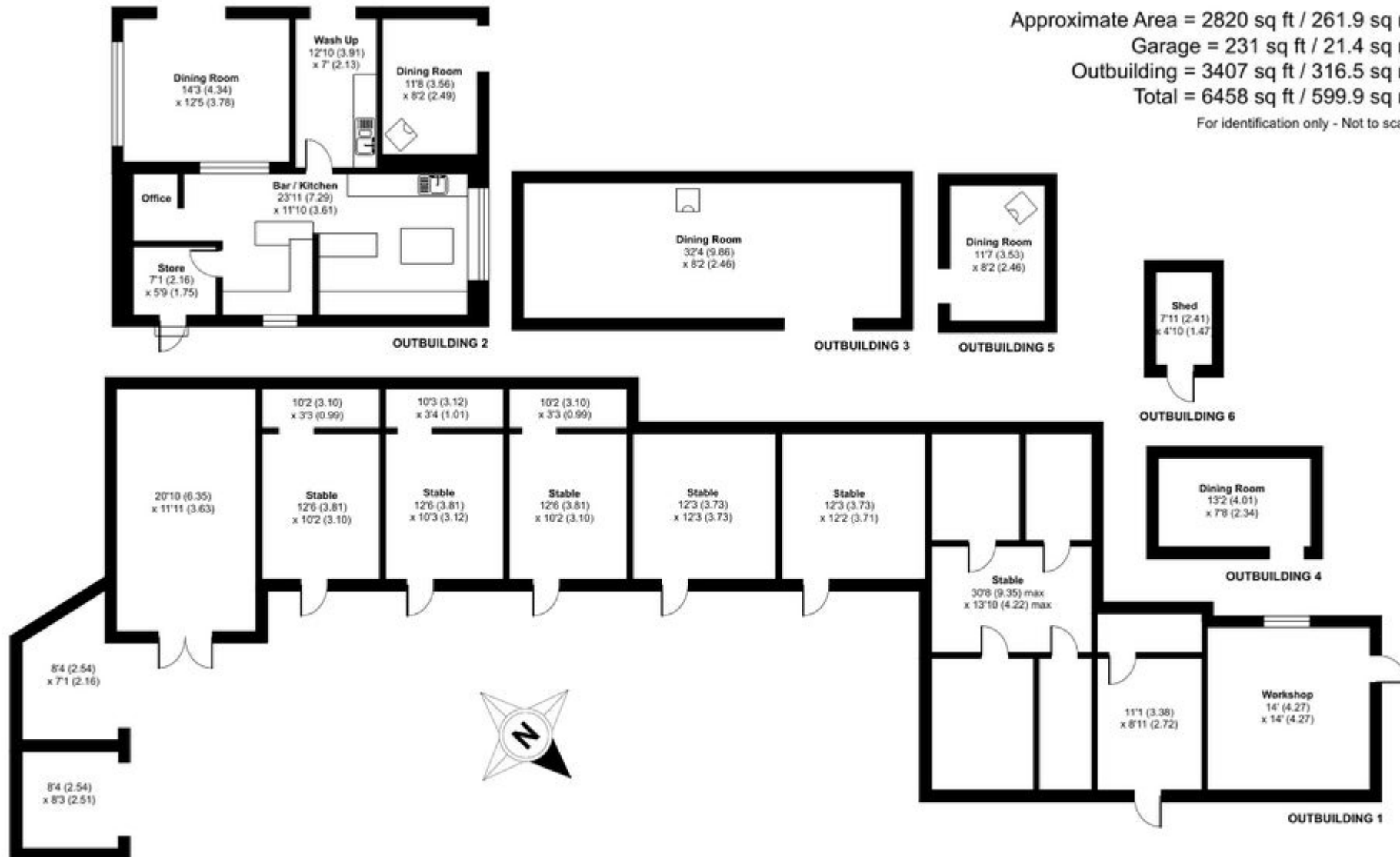
Approximate Area = 2820 sq ft / 261.9 sq m

Garage = 231 sq ft / 21.4 sq m

Outbuilding = 3407 sq ft / 316.5 sq m

Total = 6458 sq ft / 599.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1358719



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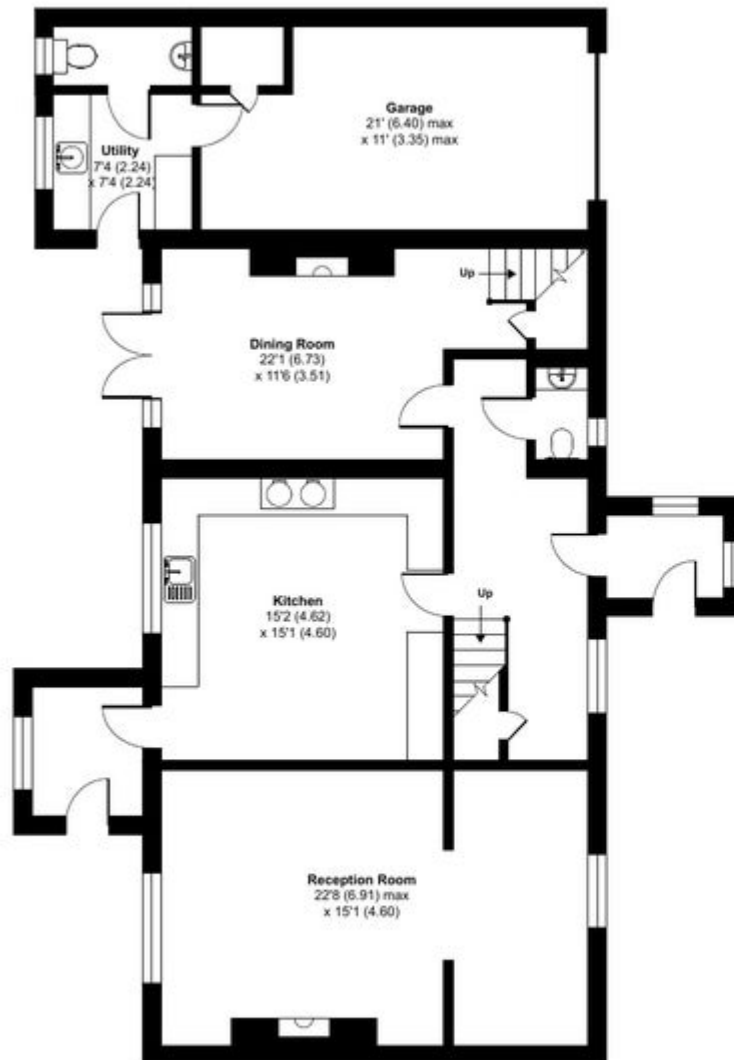
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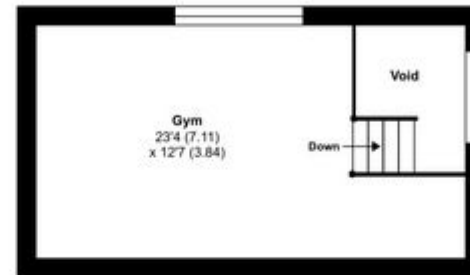
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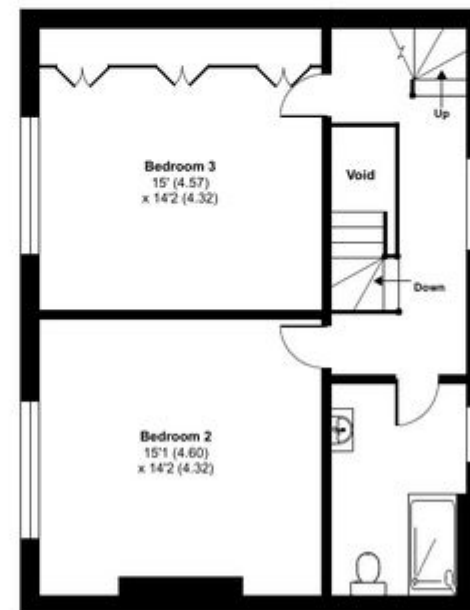
Denotes restricted head height



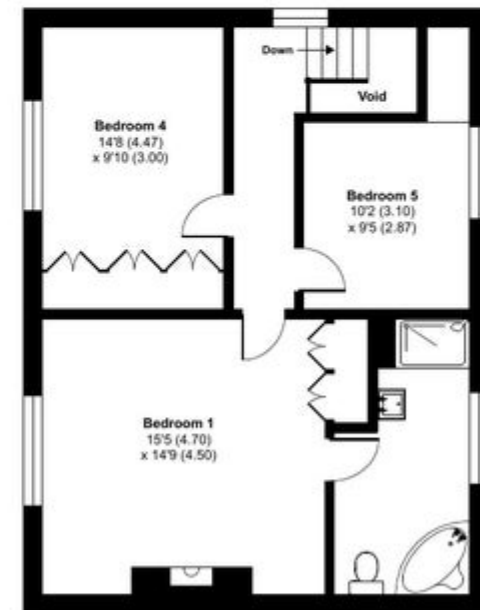
GROUND FLOOR



FIRST FLOOR 2



FIRST FLOOR 1



SECOND FLOOR



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### CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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