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Dial House, Old Hall Lane, Mottram, Hyde, SK14 6LT

Set within a substantial, mature plot surrounded by beautifully maintained lawned gardens on all sides, this characterful Grade II Listed Detached Residence has been cherished by the current owners for the past 25 years. Offering spacious, flexible family accommodation, the property blends the tranquillity of a rural setting with convenient access to local amenities and excellent transport links. * NO FORWARD VENDOR CHAIN *

The property benefits from ample off-road parking, with a long driveway leading to an attached double garage. Its location is ideal for enjoying scenic countryside walks, while still offering easy access to major commuter routes. Modern features such as an electric vehicle charger, fast fibre internet, and multi-zone smart gas fired central heating ensure comfort and connectivity.

Asking Price £695,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



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- Grade II Listed Detached Residence Dated From 1738
- Rural Feel but Well Placed for all Amenities
- Attached Double Garage
- Internal Inspection Highly Recommended
- Numerous Retained Inherent Features
- 3/4 Bedrooms
- Useful Basement Office
- Stunning Mature Garden Plot
- Farmhouse Style Kitchen
- Delightful Countryside Aspect to the Front

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The Accommodation Briefly Comprises:

Upon entering, the home welcomes you through an entrance porch, featuring what is believed to be the original front door, into the hallway. The spacious lounge room boasts a feature fireplace with a wood-burning stove. Off the hallway, there is a dining room with access to the farmhouse-style kitchen as well as direct access to the rear garden patio via French Doors. Towards the rear of the property, you will find a utility room and a cloakroom/WC. On the first floor, the half-landing is adorned with a beautiful lead-lined transom window framed by timber reveals, adding a touch of period elegance. There are three generously sized double bedrooms and a family bathroom with a four-piece suite. The rear double bedroom leads to a dressing room with an en-suite bathroom, which, with adjustments, could serve as a fourth bedroom.

The Accommodation in Detail:

Entrance Porch

5'10 x 5'8 (1.78m x 1.73m)

Exposed stonework.

Entrance Hallway

Two central heating radiators, access to the Basement Office.

Lounge

12'10 x 11'7 plus bay (3.91m x 3.53m plus bay)

Feature stone fireplace and log burning stove, central heating radiators.

Sitting Room

11'11 x 11'8 plus bay (3.63m x 3.56m plus bay)

Central heating radiator.

Dining Room

14'0 x 9'7 (4.27m x 2.92m)

Double glazed French doors onto the side garden, central heating radiator.

Breakfast Kitchen

14'2 x 13'5 plus recessed bay 7'1 x 4'2 (4.32m x 4.09m plus recessed bay 2.16m x 1.27m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built in oven and combination microwave oven, four ring induction hob with extractor unit over, integrated fridge freezer, integrated dishwasher, part tiled, tiled floor, central heating radiator.

Utility Room

12'4 x 7'9 including cloaks/wc compartment (3.76m x 2.36m including cloaks/wc compartment)

Belfast sink, solid wood work surfaces. plumbed for automatic washing machine and dryer, tiled floor, central heating radiator.

Cloaks/WC

High level WC, wash hand basin.

Basement Office

11'11 x 11'8 maximum (3.63m x 3.56m maximum)

Double glazed window, central heating radiator.

First Floor:

Landing

Original picture leaded window with timber reveals.

Bedroom (1)

15'3 x 12'7 (4.65m x 3.84m)

Feature fireplace, central heating radiator.

Bedroom (2)

11'10 x 11'9 (3.61m x 3.58m)

Central heating radiator.

Bedroom (3)

13'11 x 9'5 (4.24m x 2.87m)

Central heating radiator. Accessed from this Bedroom is an additional room which could easily be utilised as a Bedroom with the introduction of a passageway through Bedroom (3):

Potential Bedroom (4)

10'1 x 8'8 (3.07m x 2.64m)

Part restricted head room, recessed spotlights, central heating radiator.

En-suite

6'7 x 3'2 (2.01m x 0.97m)

White suite having shower cubicle, low level WC, pedestal wash hand basin, fully tiled, central heating radiator.

Bathroom/WC

11'9 x 7'6 maximum (3.58m x 2.29m maximum)

Stylish white suite having shower cubicle, claw foot free standing bath with Victorian style mixer shower tap attachment, pedestal wash hand basin, low level WC, radiator/towel rail, central heating radiator.

Externally:

The property sits within a substantial mature garden plot with lawned sections to all four sides. There are a variety of mature border plants and shrubs with formal flower beds, York stone flagged patio areas and a well.

To the right-hand side of the property there is a substantial driveway providing off road parking for numerous vehicles and this leads to an attached double garage which is 18'5 x 15'11 with power and lighting. Adjacent to the garage there is an electric vehicle charger point.



Directions



Floor Plan



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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