

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Woodside Farm, Everest Road, Hyde, SK14 4DX

Set within a small hamlet of just three homes this substantial, detached, period property is packed with character features. With its adjacent stable/tack block and shared use of circa 31 acres of grassland the property is going to appeal to those with equestrian interests. The property boasts a heated outdoor pool, and it is a substantial four bedroom accommodation that must be viewed internally to be fully appreciated.

Situated off Everest Road along a country lane, the property is nestled in mature woodland but yet still has good access to all local amenities and commuter links.

**Price £575,000**



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



# Woodside Farm, Everest Road, Hyde, SK14 4DX

The Accommodation Briefly Comprises:

Entrance Hallway, Ground Floor Cloak/WC, stylishly re-fitted Kitchen with integrated appliances, adjoining Conservatory, Dining Room, substantial Living Room with feature fireplace

To the first floor there are four double Bedrooms (Master Bedroom having En-suite and Dressing Room), spacious Family Bathroom.

Externally there are mature gardens and driveway providing off road parking, Detached Stable Block with three Stables and Tack Room, open Car Port area, heated outdoor Swimming Pool with Plant Room.

## The Accommodation in Detail Comprises:

### Hallway

Built-in storage cupboards

### Cloaks/WC

Low level WC, wash hand basin with vanity storage unit, built-in storage cupboard, recessed spotlights

### Breakfast Kitchen

15'8" x 11'10" (4.78m x 3.61m)

Range of wall and floor mounted units with single drainer sink unit, granite work surfaces, integrated oven and hob,

integrated fridge freezer, integrated

dishwasher, plumbed for automatic washing machine

### Conservatory

18'4" x 7'3" (5.59m x 2.21m)

uPVC double glazed, central heating radiator

### Dining Room

18'6" x 14'4" (5.66m x 4.37m)

Feature stone fireplace with electric fire,

### Lounge

13'8" x 18'9" maximum (4.19m x 5.72m maximum)

Feature stone fireplace with solid fuel stove, French doors onto the patio area

### First Floor

#### Landing

#### Master Bedroom

5.36m plus wardrobe depth x 4.51m

(1.52m.10.97mm plus wardrobe depth x 13.72m.3.35mm )

#### En-Suite

White suite having panel bath with mixer shower tap attachment, low level WC, bidet, pedestal wash hand basin, part tiled

#### Walk-in Wardrobe/Dressing Room

8'5" x 4'11" (2.57m x 1.50m)

#### Bedroom (2)

15'5" x 10'11" (4.70m x 3.33m)

Built-in storage wardrobes

#### Bedroom (3)

15'5" x 10'11" (4.70m x 3.33m)

#### Bedroom (4)

11'10" x 11'3" (3.61m x 3.45m)

#### Bathroom/WC

11'10" x 8'11" (3.61m x 2.74m)

White suite comprising corner bath with mixer shower tap attachment, low level WC, bidet, pedestal wash hand basin, separate shower cubicle, fully tiled

#### Externally

Shared and private Driveways providing ample off road vehicular parking.

Mature woodland setting with lawn and mature shrubs to the front of the property with paved and decked areas to both front and side

#### Heated Outdoor Swimming Pool

#### Stable Block/Tack Room (3 Stables)

#### Grassland

The Owner and a Neighbour have a rental agreement for circa 31 acres from the Stamford Estate - please contact the office for further details.

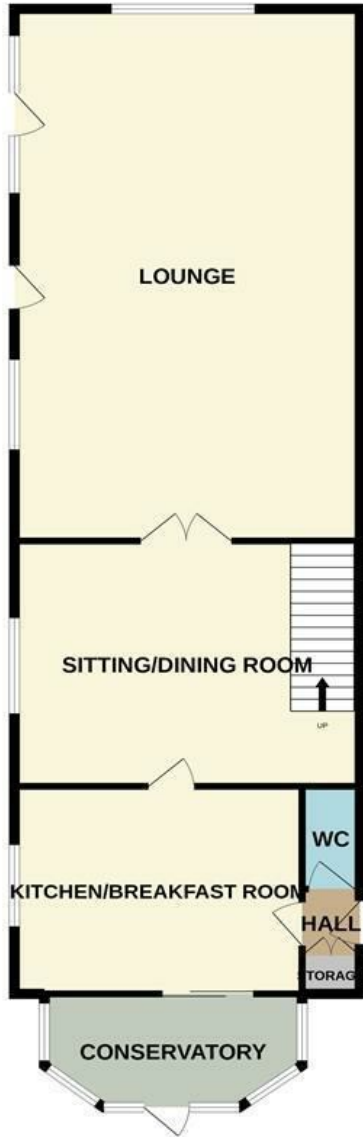


## Directions



# Floor Plan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

