



The Mudd, Littlemoor Road
Hyde, SK14 6JN

Offers over £699,950



There's no agent like home

Home Estate Agents are delighted to offer for sale this remarkable FOUR bedroom detached farmhouse. Escape to the tranquility of this idyllic farmhouse nestled in a highly sought-after location in Mottram. Boasting a picturesque rural setting, this property offers the perfect blend of modern comfort and timeless character. This farmhouse exudes charm with its character features, including exposed beams, and other unique elements that add warmth and personality to the home. The dining room is one of the main highlights, featuring a mezzanine landing that adds an elegant touch to the space. This architectural feature not only provides visual interest but also enhances the overall sense of openness. Occupying a sizeable plot and with an additional grazing land of approximately one acre, you can immerse yourself in the beauty of nature with gardens that surround the property, providing a delightful backdrop to your daily life. The front and side gardens are perfect for outdoor activities or simply enjoying the peaceful surroundings. This spacious and versatile home offers a rare opportunity, don't miss the chance to make this charming property your own! ****Viewing Highly Recommended****

In brief the accommodation comprises of: Entrance hall, cloakroom, bedroom 4/study, lounge, dining room, kitchen and utility room to the ground floor. Three bedrooms (master with ensuite) and bathroom to the first floor. Gardens to the front and side. Gated access with large driveway leading to the detached garage. Additional grazing land of approximately one acre.



GROUND FLOOR

Hall

Entrance double door to side, radiator, open plan to dining room, doors to:

Bedroom 4 / study 10'0" x 10'2" (3.05m x 3.09m)
Double glazed window to front, radiator.

Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks.

Dining Room 21'0" x 15'5" (6.40m x 4.71m)

Open to galleried mezzanine landing, double glazed window to rear, double glazed window to rear, feature inglenook stone fireplace, radiator, stairs to first floor, doors to:

Lounge 21'0" x 17'2" (6.40m x 5.23m)

Double glazed window to rear, double glazed window to front, two double glazed windows to side, radiator.

Kitchen 13'9" x 12'3" (4.19m x 3.73m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge, space for freezer, space for range style cooker, double glazed window to front, radiator.

Utility Room 6'9" x 9'5" (2.06m x 2.87m)

Fitted with a matching range of base units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, doors to storage cupboards, door to side leading out to gardens.

FIRST FLOOR

Mezzanine Landing

Radiator, ceiling skylight, doors to:

Bedroom 1 17'7" x 17'2" (5.35m x 5.23m)

Double glazed window to front, double glazed window to side, built-in wardrobes, radiator, door to:

En-suite 6'9" x 12'7" (2.05m x 3.83m)

Four piece suite comprising roll top bath, vanity wash hand basin, tiled shower area and low-level WC, double glazed window to side, heated towel rail.

Bedroom 2 12'8" x 12'3" (3.87m x 3.73m)

Double glazed window to side, built-in wardrobes, radiator.

Bedroom 3 9'9" x 12'3" (2.98m x 3.73m)

Double glazed window to front, built-in wardrobe, radiator.

Store Room 5'6" x 5'3" (1.67m x 1.60m)

Bathroom 5'6" x 9'11" (1.67m x 3.02m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail,

OUTSIDE

Gated entrance to the property with large driveway leading to the detached double garage with electric up and over door, lights and power supply. Gardens to the front and side with paved patio seating areas, lawn surrounded by mature plants and trees providing a tranquil outdoor space. Access to approximately one acre of grazing land.

DISCLAIMER

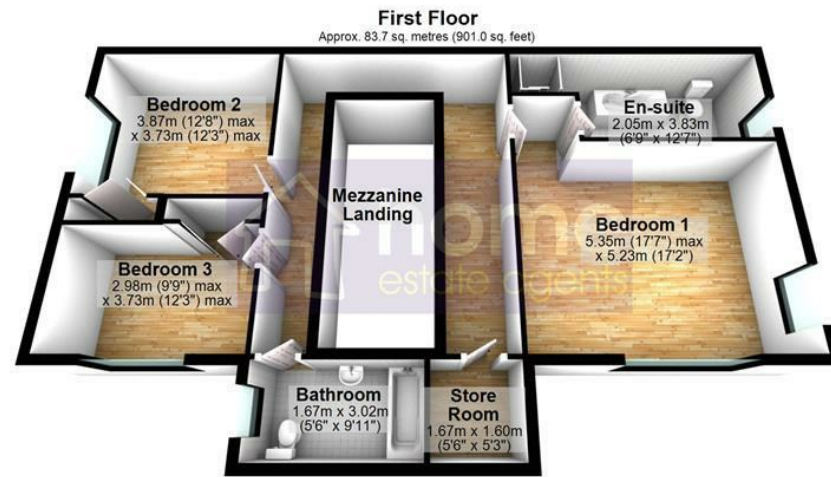
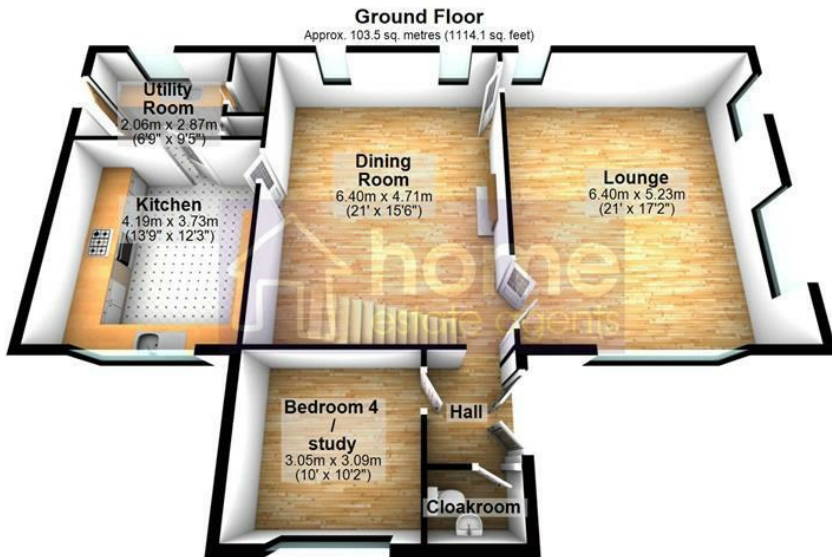
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 187.2 sq. metres (2015.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC