

**Cheetham Fold Farm, Mottram, Via Hyde, Cheshire, SK14 6SJ**



- FARM HOUSE, KENNELS & CATTERY
- Main House with 3 x DOUBLE Beds
- Home Office/Large Store Room
- Beautiful Kitchen/Diner
- Spacious Lounge
- Self-Contained Annex
- 32 Kennel & Cattery + Facilities
- Hayloft Kennel Annex Accommodation
- Gardens & Patio areas
- Off Road Parking

# Cheetham Fold Farm, Mottram, Via Hyde, Cheshire, SK14 6SJ

## MAIN DESCRIPTION

### \*\*\*FARM HOUSE, KENNELS & CATTERY\*\*\*

Stepping Stones are delighted to offer for sale this former farmhouse and established business for sale.

The property is set within an elevated rural position with spectacular uninterrupted countryside views and comprises of the main farmhouse accommodation with three bedrooms, separate self-contained annex with en-suite and 32 Kennels, Cattery, Workshop & Kennel Accommodation.

Externally there are private gardens for both the accommodation and kennels, private courtyard and patio and off road parking for several vehicles.

### MAIN KENNELS

67' 3" x 62' 4" with food preparation and Laundry, 32 Kennels & kennel facilities and Cattery

**Viewings are strictly by appointment only.**



# Cheetham Fold Farm, Mottram, Via Hyde, Cheshire, SK14 6SJ

## MAIN HOUSE

### ENTRANCE HALLWAY

External main entrance door to hallway with feature beams, internal doors to the ground floor accommodation, wall mounted radiator, stairs to the first floor accommodation.

### LOUNGE 23' 1" x 12' 0" (7.04m x 3.66m)

A very spacious lounge with two windows to the front and rear elevations with far reaching uninterrupted countryside views, storage heater, open fire set within stone fireplace and wooden lintel, TV aerial point, feature beams to ceiling, internal door to kennels, 4 x wall light points.

### KITCHEN/DINER 22' 8" x 14' 5" (6.91m x 4.39m)

A range of newly fitted high and low kitchen units with contrasting splashback worksurfaces, integrated electric oven and four ring Neff induction hob with oven hob extractor fan, fitted double AGA, full-size dishwasher, plumbing for automatic washing machine, internal door to annex, sink and drainer unit with mixer tap.

### SELF CONTAINED ANNEX 16' 7" x 13' 4" (5.05m x 4.06m)

A Self-contained annex perfect for an elderly relative or teenager with both independent and internal access, uPVC double glaze window and external door to side elevation, telephone point, ceiling spotlights, a generous open plan double bedroom/lounge area with feature stone wall, internal door to ensuite bathroom, window to the side and rear elevations.

### ANNEX EN-SUITE 5' 3" x 4' 2" (1.6m x 1.27m)

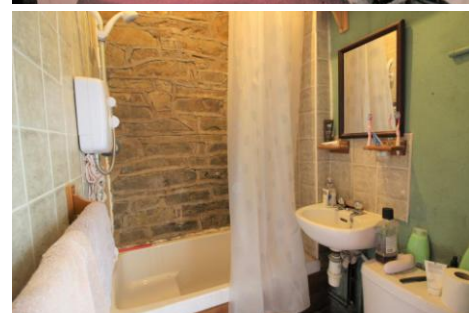
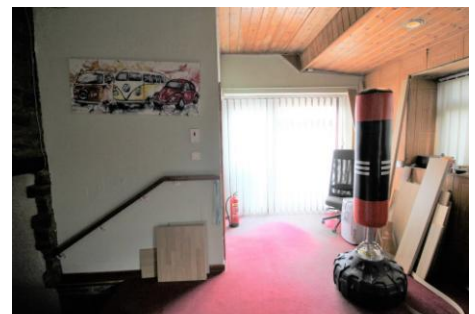
A three-piece suite comprising off low-level Sani Flow w/c, wall hung sink unit and small bath with over bath shower, exposed feature stone wall, splashback tiling, ceiling light point.

### LANDING

A spacious wrap around landing with ceiling light points, one wall of fitted storage units, wall mounted radiators x 2, internal doors to the first floor accommodation, window to the side elevation x 2, stairs from the ground to the first floor accommodation, internal door to large storage room with loft access to mezzanine storage area

### LARGE STORAGE ROOM 24' 3" x 6' 7" (7.39m x 2.01m)

Internal door to a large storage room with loft access to mezzanine storage area.



# Cheetham Fold Farm, Mottram, Via Hyde, Cheshire, SK14 6SJ

## **MAIN BEDROOM** 15' 0" x 15' 0" (4.57m x 4.57m)

A generous double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points x 2, storage unit, wall mounted TV aerial point.



## **BEDROOM TWO** 11' 7" x 11' 3" (3.53m x 3.43m)

uPVC double glazed window to the rear elevation with far reaching uninterrupted countryside views, wall mounted radiator, storage heater, ceiling light point.



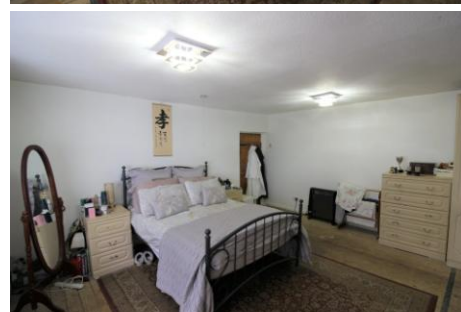
## **BEDROOM THREE** 14' 7" x 7' 9" (4.44m x 2.36m)

A further generous double bedroom with window to the side elevation, wall mounted radiator, ceiling light point, storage unit.



## **GAMES ROOM/OFFICE**

with borrowed light window from landing, power and light points.



## **BATHROOM** 10' 3" x 5' 5" (3.12m x 1.65m)

A three-piece suite comprising of spacious corner bath with mixer tap and over bath shower, pedestal sink unit and low-level WC, floor to ceiling splashback tiling, ceiling spotlights, storage unit, loft access point.



## **KENNEL FACILITIES**

### **KENNEL RECEPTION** 17' 2" x 7' 5" (5.23m x 2.26m)

Main Entrance door to reception with reception desk, ceiling light point, internal doors to main house, main kennels, back office and customer WC.



### **CUSTOMER W/C** 6' 3" x 3' 1" (1.91m x 0.94m)

A two piece suite comprising of low-level WC, pedestal sink unit, ceiling light point, window.

**BACK OFFICE** 7' 3" x 6' 8" (2.21m x 2.03m) Office housing a back boiler, ceiling light point and power points.

## **HALLWAY**

Internal door from Reception to a spacious hallway providing access to Cattery, Hayloft Accommodation, Workshop and stable door kennels.

## **CATTERY AND COAL STORE**

17' 0" x 16' 5" (5.18m x 5m)

# Cheetham Fold Farm, Mottram, Via Hyde, Cheshire, SK14 6SJ

**WORKSHOP** 27' 0" x 19' 5" (8.23m x 5.92m)

## MAIN KENNELS

67' 3" x 62' 4" (20.5m x 19m) Food preparation and Laundry, 32 Kennels & kennel facilities

## HAYLOFT ANNEX

15' 2" x 12' 5" (4.62m x 3.78m) Hayloft Annex is a self contained annex perfect for housing kennel staff with stairs from the kennel hallway to the first floor Annex with uPVC double glazed window, open plan lounge/kitchen with stainless steel sink and drainer unit, space for undercounter fridge and space for electric cooker, ceiling light point and splashback tiling, internal door to shower room, beams to ceiling, opening through to bedroom area.

## SHOWER ROOM

4' 9" x 4' 6" (1.45m x 1.37m) with low-level WC, sink unit and separate shower cubicle, ceiling light

## BEDROOM AREA

12' 5" x 6' 9" (3.78m x 2.06m) widest point Bedroom area with light point, space for single bed, wardrobes and drawer pack.

## EXTERNAL

**FRONT** - Driveway for several vehicles with internal doors to main house and kennels.

**REAR** - Private rear courtyard and elevated patio area, gated access to the kennels exercise garden and private garden.

**Kennel Garden** - A fully enclosed lawned garden bordering open countryside.

**Main House Garden** - A fully enclosed lawned and patio garden with spectacular far reaching countryside views bordering open countryside.

Tenure

Annual Ground Rent

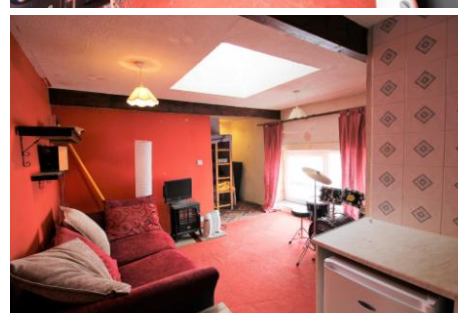
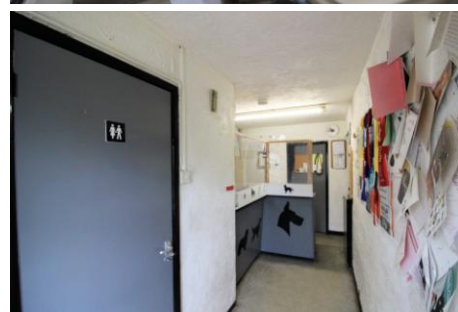
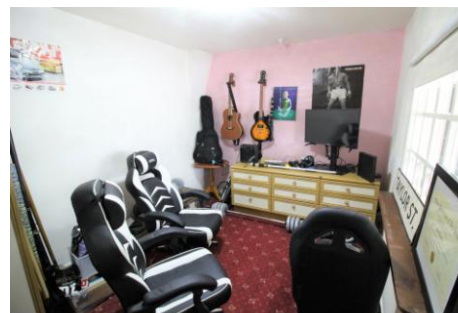
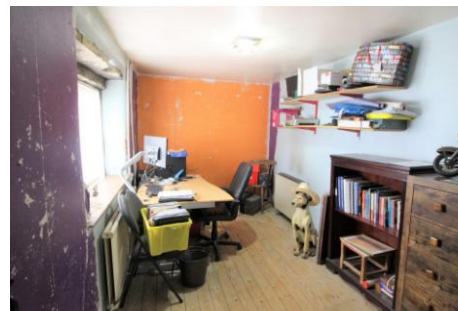
Annual Ground Rent Review Period

Service Charge

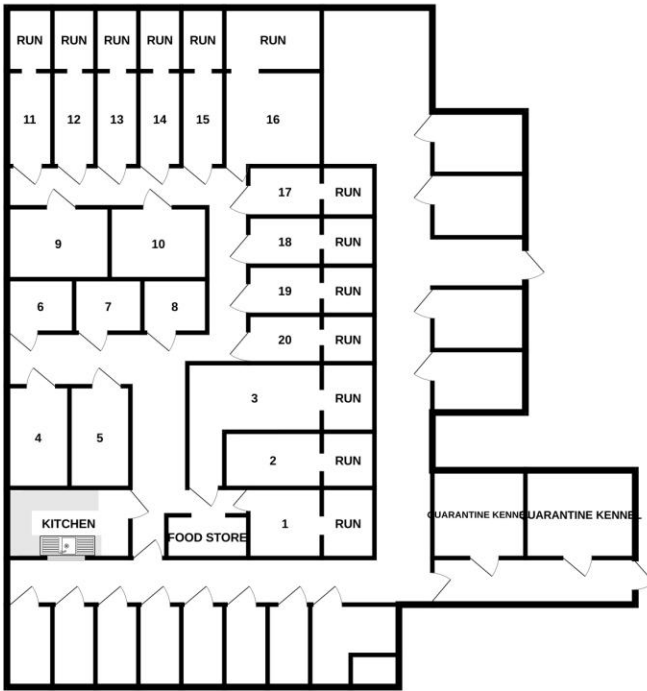
Annual Service Charge Review Period

Council Tax Band

EPC Rate



GROUND FLOOR  
2625 sq.ft. (243.9 sq.m.) approx.



TOTAL FLOOR AREA: 2625 sq.ft. (243.9 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.  
 Made with Metropix ©2022

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

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.  
 Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
 Company Registration Number 10234493. VAT Registration Number 289737140.