



Harrop Edge Road, Hyde, SK14 6SJ

Offers over £1,695,000

Paddock Farm presents a truly exceptional opportunity to acquire a remarkable lifestyle property set within approximately four acres of beautiful countryside. Combining a substantial character residence with established equestrian facilities and the highly successful Bee's Coffee Pot café within the grounds, this unique property offers a rare blend of rural living and business potential in a stunning setting.

The main residence is an impressive five bedroom detached stone-built farmhouse arranged over three spacious floors. Rich in charm and period detail, the property showcases traditional stone mullion windows, exposed timber beams and striking stone fireplaces that create a warm and characterful atmosphere throughout. The accommodation is generous and versatile, perfectly suited to family life while enjoying far-reaching panoramic views across the surrounding countryside.

Situated in an enviable rural position, the property enjoys a peaceful setting while still remaining within convenient reach of local amenities. The surrounding landscape offers immediate access to a wealth of bridleways, countryside walks and mountain biking routes, making it ideal for those who appreciate the outdoors. Transport links are also easily accessible, with Manchester reachable within approximately twenty five minutes by car and rail connections available from nearby Stalybridge.

Within the grounds, the property benefits from extensive outdoor space including attractive gardens, mature trees, lawned areas and patio seating spaces ideal for enjoying the spectacular setting. The equestrian facilities are particularly noteworthy and include nine stables, two floodlit ménages, one of which was constructed by Charles Britton, along with barns and useful storage buildings. The site also provides ample parking for a large number of vehicles, making it highly practical for both residential and business use.



BEE'S COFFEE POT

A particularly unique feature of the property is Bee's Coffee Pot, a thriving and extremely popular café located within the grounds of Paddock Farm. The café has built an excellent reputation locally and attracts a steady flow of visitors including walkers, cyclists, horse riders and those travelling from further afield to enjoy its welcoming atmosphere and beautiful countryside setting. Well established within the community, Bee's Coffee Pot has become a well loved destination and meeting point, offering a relaxed environment where visitors can enjoy refreshments while taking in the surrounding views.

The café also benefits from regular custom generated by the numerous countryside trails and bridleways nearby, making it a natural stop for outdoor enthusiasts. In addition, it has hosted a variety of seasonal events and gatherings, further enhancing its popularity and reinforcing its position as a valued local hub. For prospective purchasers, the café provides a ready-made business opportunity with scope for continued success and potential expansion depending on individual aspirations.

Paddock Farm benefits from a private borehole providing crystal clear water, oil fired central heating, mains electricity and septic tank drainage.

Altogether, Paddock Farm offers a rare chance to secure a truly special property that effortlessly combines a substantial character home, established business opportunity and outstanding equestrian facilities within an idyllic countryside setting.

GROUND FLOOR

Hall

Door to side, double glazed windows to front and side, door leading to:

Hallway

Double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Cloakroom

Two piece suite comprising vanity wash hand basin and low-level WC, double glazed window to front, radiator.

Lounge

22'0" x 15'0" (6.71m x 4.57m)

Three stone mullion windows to rear, three stone mullion windows to front, feature stone inglenook fireplace with multi-fuel stove, radiator.

Kitchen

14'0" x 15'1" (4.27m x 4.59m)

Fitted with a matching range of base and eye level units with worktop space over, Belfast sink with mixer tap, tiled splashbacks, three stone mullion windows to rear, door leading to:

Rear Porch

Window to rear, door leading out to rear.

Dining Room

21'5" x 11'6" (6.54m x 3.50m)

Windows to front and rear, stairs leading to first floor, French doors opening to rear garden.

Utility Room

7'6" x 7'5" (2.28m x 2.27m)

Plumbing for washing machine, space for tumble dryer, two windows to rear, doors leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, radiator, window to rear.

Garage

Up and over door to the front.

FIRST FLOOR

Landing

Window to front, stairs leading to second floor, doors leading to:

Bedroom 2

13'8" x 15'0" (4.17m x 4.57m)

Three windows to rear, radiator.

Bedroom 3

13'8" x 15'0" (4.17m x 4.57m)

Three windows to rear, radiator.

Shower Room

Three piece suite comprising tiled shower area, vanity wash hand basin and low-level WC, window to front, radiator.

Office

23'0" x 12'4" (7.01m x 3.76m)

Three windows to side, window to front, radiator.

SECOND FLOOR

Landing

Window to side, doors leading to:

Master Bedroom

17'7" x 15'7" (5.37m x 4.74m)

Three windows to rear, radiator, door leading to:

En-suite Bathroom

Four piece suite comprising, corner jacuzzi bath with hand shower attachment, vanity wash hand basin, tiled shower area and low-level WC, two windows to front, radiator.

Bedroom 4

9'10" x 15'4" (3.00m x 4.68m)

Three windows to rear, radiator.

Bedroom 5

9'4" x 10'2" (2.84m x 3.09m)

Window to front, radiator.

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. 275.3 sq. metres (2963.8 sq. feet)

