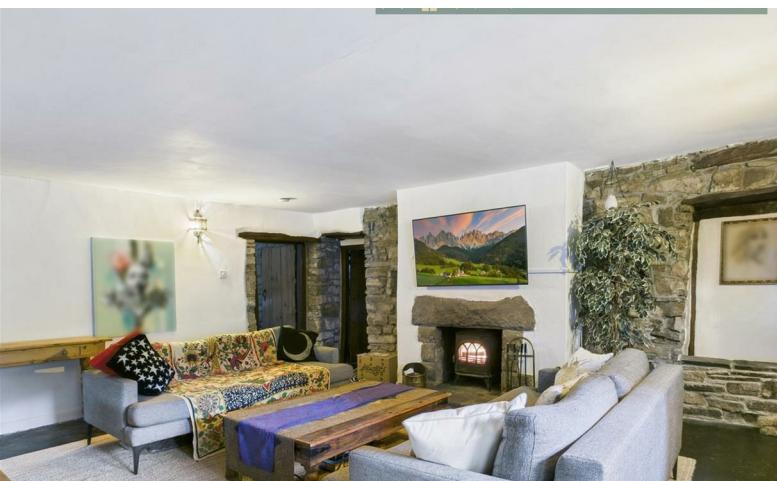




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**£420,000**

2 Back Lane, Mottram, Hyde, SK14 6JE

# 2 Back Lane, Mottram, Hyde, SK14 6JE

McDermott & Co are delighted to bring to the market this charming and unique Grade II listed property. Built in 1694 and set within the picturesque village of Mottram, this delightful semi-detached, stone-built cottage on Back Lane is rich in original features and occupies approximately a quarter of an acre of private, gated grounds — a true hidden treasure.

Upon entering the property, you are welcomed into a cosy principal lounge featuring original flooring, exposed beams and a log-burning stove. The ground floor also offers a second lounge or study, a welcoming central hallway, a downstairs WC and the kitchen, all rich in original character, including a safe built into the wall from the days when the house served as the local post office.

The first floor comprises three double bedrooms, with the impressive principal bedroom benefitting from an en-suite. A spacious family bathroom completes the accommodation.

## Entrance

4'9 x 5'0 (1.45m x 1.52m)

Entrance vestibule with door leading to lounge, original flooring, beams and exposed stone window.

## Lounge

18'0 x 18'6 (5.49m x 5.64m)

Large impressive lounge, featuring exposed stone fire place, original mullion windows and original flooring, with doors leading to study room and utility room.

## Lounge/Study

7'9 x 13'7 (2.36m x 4.14m)

Rear facing room currently being used as a study / reception room with some stand out featuring including an original wattle and daub wall, a historic natural building technique, offering great insulation, cost-effectiveness, and eco-friendliness. This method creates durable, non-toxic walls ideal for infill in timber frames, providing high thermal performance and aesthetic appeal.

## Hallway / Reception Room

13'3 x 10'0 (4.04m x 3.05m)

A versatile space with ample space for both a seating area and utility space, with under stairs storage space and door leading to downstairs WC and kitchen.

## Kitchen

15'9 x 10'9 (4.80m x 3.28m)

Rear facing kitchen with a range of wall and base units in a neutral finish with complementary worktops, integrated double oven, induction hob with overhead extractor hood. tiled flooring and original beams.

## Downstairs WC

2'8 x 5'11 (0.81m x 1.80m)

Rear facing downstairs WC, comprising of low level WC and built in window basin.

## Stairs to first floor

Open plan staircase leading to first floor.

## Landing

11'8 x 2'11 (3.56m x 0.89m)

Wood flooring with access to all first floor rooms.

## Family Bathroom

9'8 x 8'8 (2.95m x 2.64m)

Large family bathroom comprising of large corner bath, separate enclosed shower, low level WC and basin, fully tiled flooring and walls.

## Bedroom 1

18'6 x 16'5 (5.64m x 5.00m)

Impressive master bedroom with ensuite, stunning original wood flooring and beams, built-in wardrobes and mullion windows.

## En-Suite

7'3 x 5'1 (2.21m x 1.55m)

En-suite comprising of bath with shower unit, low level WC and basin, fully tiled floors and walls and original windows.

## Bedroom 2

16'3 x 10'10 (4.95m x 3.30m)

Side facing double bedroom, original wood flooring, mullion window with window seating area.

## Bedroom 3

7'6 x 13'8 (2.29m x 4.17m)

Currently being used as a studio, big enough for a double bed with wood flooring and mullion windows.

## Garage

25'7 x 17'2 (7.80m x 5.23m)

Large double garage with enough space for two vehicles and additional work space, electric garage door operated via a fob.

## External

The property can be accessed via the front or the rear, to the front is a small garden area, to the rear accessed via a private gate is a large driveway and a mature, enclosed private garden with established trees and shrubs, creating a peaceful and private setting.

## Tenure

Property is Freehold

## Directions

