



Secret Garden
Hopefold Drive, Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Welcome to the Secret Garden. Situated within a spectacular plot of approximately an acre, this a unique opportunity to own a stunning lakeside dwelling with breath-taking views located in the highly sought after area of Worsley in Manchester. The development comprises of two well presented homes that combined features up to eight bedrooms, with three generous reception rooms, three bathrooms, extensive parking, stunning landscaped gardens and woodland along, all set to an awe inspiring waterside backdrop seldom found in homes of this price range. This property would suit a large multi-generational family looking for something a little bit special however also has wonderful potential to link both properties to create one large super home if required.

It also represents an amazing investment opportunity as both homes are currently available as short term rentals with excellent reviews and that can generate up to £50,000 annual income. As such one or both homes could be rented out providing an excellent return on investment.

The location, although appreciating a feeling of rural seclusion is actually situated within a splendid suburban setting which is within easy access to a host of local amenities including well renowned public and private schooling and is also well placed for a variety of shops, restaurants and eateries whilst benefiting from wonderful transport links such as Walkden and Moorside Railway stations, the M61, M60 and A580 that offer easy access into Manchester City Centre, Salford Quays and across the North West.

It is highly unlikely that buyers will find a similar home to this that offers level of peace and tranquility so close to the hustle and bustle of a city like Manchester. Rarely do opportunities such as this become available and as such, an early viewing is strongly advised to avoid disappointment.



Location

Worsley is a much sought-after area located on the outskirts of Manchester. Steeped in history, Worsley has always been a firm favorite with homebuyers of all price ranges. This location boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.

Principle Residence

The principle residence is a wonderful detached home that has been significantly extended to the ground floor that now offers exceptionally spacious and versatile accommodation that is ideally suited to modern family living. The ground floor comprises an inviting entrance hall, a spacious yet cosy lounge, a modern fitted kitchen with integrated appliances plus, a breath-taking open plan family room with ample space for relaxing, dining and leisure, with floor to ceiling windows and doors that not only floods the room with a wealth of natural light but also offers an outlook over the gardens and lake with wonderful views that must be seen in person to be fully appreciated. There is also a double bedroom, useful utility room and a three piece shower room/wc. On the first floor a landing, three well-proportioned bedrooms and a spacious principal bedroom can be found.







Secondary Residence

Located adjacent to the principle residence, second detached dwelling can be found which is a fully self-contained and features an inviting entrance hall, splendid lounge with French doors offering access to the gardens, conservatory, a modern fitted kitchen with integrated appliances, a rear hall and a cloakroom/wc to the ground floor. On the first floor, a landing, four good sized bedrooms plus a four piece bathroom/wc completes the internal living space. property, currently operated as a successful Airbnb business. Generating approximately £50,000 per annum, or for an independent residence for family members or guests. The properties and land are each separate titles being sold together. Main property £450k, Airbnb property £400k, land £350k. This is beneficial for stamp duty. The land also has separate road access for cars or deliveries via 'The Reach' or further development.





Parking and Garage

The driveway is shared between both houses with extensive parking for numerous vehicles. A detached garage has been converted into an exterior store however could easily be converted back to its original use if required.

Gardens, Woodland and Views

The property is situated within approximately one acre of grounds that feature areas laid to lawn alongside large decked seating areas, ideal for relaxing and al-fresco entertaining. The property also enjoys stunning landscaped gardens, and areas of woodland which include mature shrubs and trees, with open green spaces leading down to the private lake. This is a tranquil haven for a wide variety of wildlife and a beautiful serene backdrop over the picturesque water.







Investment Potential

The site has an excellent potential for investment due to the current vendors of the property operating the site as a successful Airbnb business which has the potential to generate up to approximately £50,000 per annum. It would be possible to also reside in one of the houses and let out the other to cover financial costs if required.

Development Opportunity

Although both properties offer wonderful, versatile accommodation rarely found in the this price range, there is of course excellent potential for buyers to extend the current properties further, combine both properties into one single dwelling or the redevelop the site to create one large super home if required (subject to relevant planning and building consent). The land has separate vehicle access via 'The Reach'.

Agents Notes

The Secret Garden comprises of three property titles which are all being sold together as one combined sale, these being the principle residence, secondary residence property and the land. Purchasing as such could be beneficial for stamp duty reasons. The properties will not be sold separately under any circumstances.

Tenure

Freehold

Council Tax

Local Authority - Salford

Council Tax Band - N/A

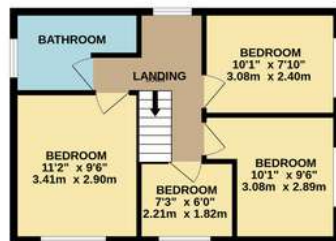
Annual Council Tax Cost - N/A

EPC

EPC Rating - B



106 - FIRST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



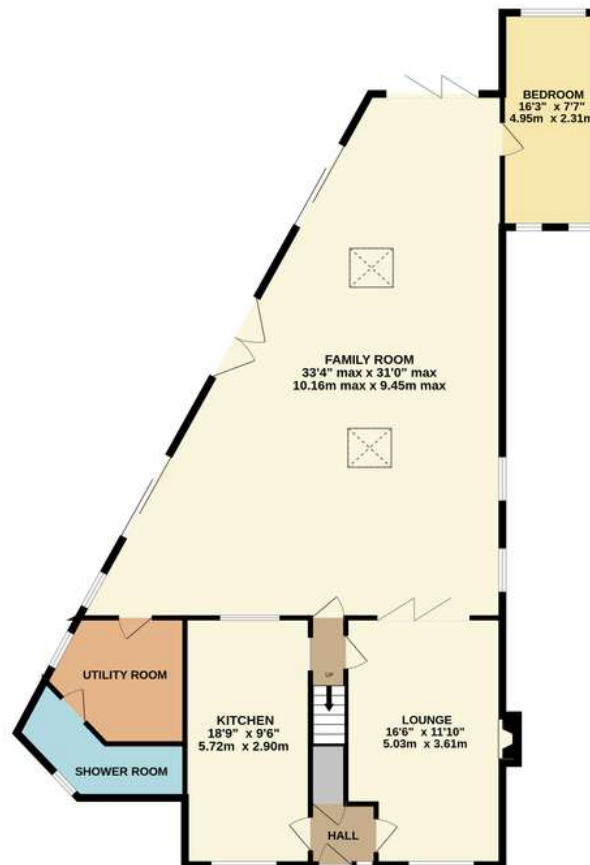
106 - GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



GARAGE/STORE
141 sq.ft. (13.1 sq.m.) approx.



104 - GROUND FLOOR
1559 sq.ft. (144.8 sq.m.) approx.



104 - FIRST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 2917sq.ft. (271.0 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.

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