JORDAN FISHWICK
EXCLUSIVE

| The Hague | 9 Hague Road | Broadbottom | Hyde

£1,400,000

Features

- An Outstanding Victorian Detached Country Residence
- Six Bedrooms, 3 Bathrooms & 3 Reception Rooms
- Separate Self Contained Annex
- EPC F & Council Tax G
- Cellars, Garage/Outbuildings & Greenhouse
- Approx Two Acre Gated Grounds
- No Through Road

An outstanding Victorian country residence of character, set within approximately two acres of gated grounds and all bordering the Peak District National Park. The property, which was built by the son of a local mill founder in 1856, has been meticulously renovated by the current owners, retaining many of the original features to now present a stunning home.

The Hague briefly comprises an impressive entrance hall, three reception rooms, a spacious breakfast kitchen with Marble tops and AGA, utility room, downstairs wc and a range of cellars. Upstairs there are four double bedrooms, an en-suite and two bathrooms and the attic provides two further bedrooms.

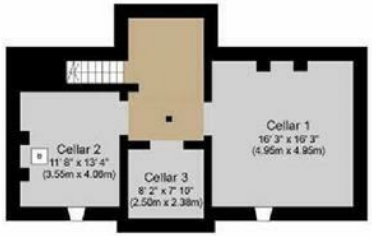
The neighbouring coach house has been converted to provide garage/storage rooms and a cosy self contained annex ideal for guests and previously used as a successful Airbnb.

* Stunning Interior

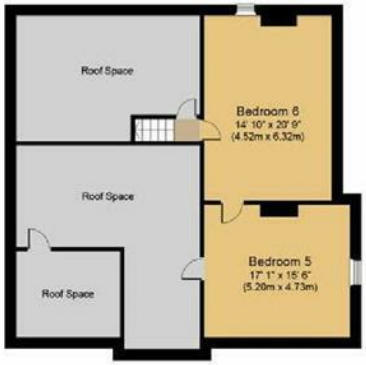
* Bordering The Peak District National Park

* Freehold

Directions: From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of lights turn left into Glossop Road, continue through Gamesley and into Charlesworth. In the centre turn right onto Long Lane, follow the road down the hill, cross over the bridge and into Broadbottom. Continue under the bridge and then turn immediately right onto Gorsey Brow, fork right onto Hague Road and then the property can be found on the left hand side.



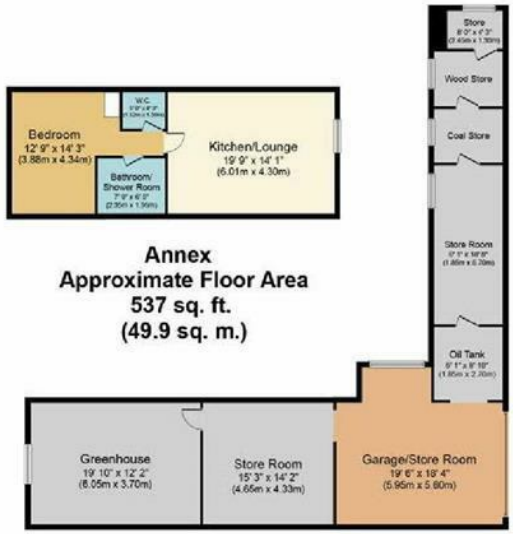
Basement
Approximate Floor Area
724 sq. ft.
(67.2 sq. m.)



Second Floor
Approximate Floor Area
1,437 sq. ft.
(133.5 sq. m.)

Ground Floor
Approximate Floor Area
1,681 sq. ft.
(156.2 sq. m.)

First Floor
Approximate Floor Area
1,580 sq. ft.
(146.8 sq. m.)



Annex
Approximate Floor Area
537 sq. ft.
(49.9 sq. m.)

Ground Floor
Approximate Floor Area
908 sq. ft.
(84.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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