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Harrop Edge Road, Hyde, SK14 6SJ

Offers over £675,000

A rare opportunity to acquire a part-complete, detached four-bedroom farmhouse style property set within approximately six acres of land, complete with existing stables and offering exceptional potential to create a unique countryside family home with equestrian possibilities.

Constructed in stone and block beneath a pitched slate roof, the property has been designed in keeping with the character of its rural surroundings.

The ground floor currently comprises an entrance hallway, lounge, dining room/bedroom 4, kitchen, room for downstairs WC, together with a substantial storage area. To the first floor are three generous bedrooms, including a principal bedroom with ensuite, plus a family bathroom and a store room.

Significant development works have already been undertaken, including a new borehole and pump, roof, soffit, fascia and gutter repairs/replacement, septic tank servicing with associated paperwork, nine new triple-glazed windows, a new rear door, three new window openings and two widened windows. Extensive internal structural works have also been completed, including new internal doors, creation of a walkway to the proposed extension, formation of the downstairs bathroom with plumbing installed, and first-fix plumbing for the upstairs bathroom. The existing kitchen has also been completed.

Externally, the approximately six acre plot is arranged as three interconnecting fields/paddocks and benefits from three separate access points/entrances.

Adding further appeal, planning permission has been approved to approximately double the existing provision. This is an exciting opportunity to finish and create a truly individual countryside home.

LOCATION

Occupying an idyllic rural setting above the village of Mottram, the property enjoys an elevated position, surrounded by open countryside and benefiting from a south-easterly aspect. The elevated setting provides panoramic, far-reaching views towards the foothills of the Peak District National Park, creating a truly special backdrop for an outstanding countryside home.

Despite its peaceful rural setting, the property remains conveniently positioned for access to local amenities and to the surrounding towns. The M67 is easily accessible providing onward connections towards Manchester and the wider motorway network.

GROUND FLOOR

Hall

Door to front, window to rear, radiator, stairs leading to first floor, doors leading to:

Lounge

20'10" x 15'1" (6.35m x 4.61m)

Window to front, feature stone fireplace with log burner, radiators, double glazed French doors to side.

Dining Room / Bedroom 4

12'10" x 13'2" (3.90m x 4.01m)

Dual aspect windows to front and side, radiators.

WC

3'10" x 13'2" (1.16m x 4.01m)

Window to side.

Kitchen

12'6" x 10'0" (3.81m x 3.06m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, window to side, door leading to:

Storage

34'1" x 11'3" (10.39m x 3.42m)

Three windows to side, double doors opening to rear.

FIRST FLOOR

Landing

12'1" x 15'1" (3.69m x 4.60m)

Window to rear, radiator, doors leading to:

Bedroom 1

15'3" x 15'1" (4.66m x 4.61m)

Dual aspect windows to front and side, radiators, door leading to:

En-suite

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

Bedroom 2

13'3" x 13'2" (4.05m x 4.01m)

Dual aspect windows to front and side, radiator.

Bedroom 3

12'6" x 10'1" (3.81m x 3.07m)

Window to side, radiators.

Bathroom

7'9" x 9'1" (2.36m x 2.77m)

Five piece suite comprising, bath, twin vanity wash hand basin, shower area and low-level WC, window to side,

Store Room

7'2" x 11'2" (2.18m x 3.40m)

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. 199.4 sq. metres (2146.7 sq. feet)

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