

HUNTERS®

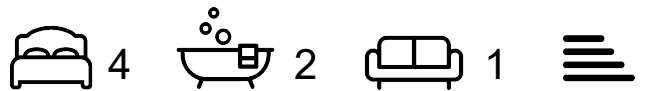
HERE TO GET *you* THERE



Hobson Moor Road

Mottram, Hyde, SK14 6SQ

£675,000



HUNTERS are delighted to offer 'For Sale' this spectacular barn conversion located in a prime position on the edge of Hobson Moor, in Mottram in Longendale. This stunning property is set within beautiful surroundings on the outskirts of Mottram and is nestled within a small development of select properties with impressive views of open countryside, offering modern day living whilst obtaining a traditional façade throughout resulting in a wonderful family home with abundance of character.

In brief the property comprises of; Large open plan living/kitchen using the whole of the ground floor. Study / Fourth Bedroom with separate bathroom can be found on the middle floor. To the first floor on the left there is two well sized bedrooms and The Master Bedroom can be found on the second floor to the right with a family bathroom.

Externally to the front of the property is a shared communal courtyard with ample parking and to the rear the property has a well maintained landscaped garden. Viewing is advised in order to fully appreciate the character, size and style of this exceptional property.

Leasehold - Please speak to agent



Lounge/Kitchen 24'6 x 22'8 (7.47m x 6.91m)
The lovely spacious open plan room is very inviting, offering a cosy environment to relax and unwind, with fabulous feature fire place with multi-fuel stove burner, some exposed stone work, and beams. The country style Kitchen offers an ideal place to entertain both family and friends for more formal dining events, with a comprehensive range of cream base, wall & drawer units, and further complimented by high quality black granite work surfaces, Range master cooker , Belfast ceramic sink, integrated appliances, high ceilings with exposed ceiling beams, ceiling lighting, some exposed stonework, plenty of natural light. A wooden stable door leads to the rear garden.

Bedroom 1(Master) 12'4 x 11'10 (3.76m x 3.61m)
To the right of the property at second floor level is bedroom three with plenty of character with fitted wardrobes, velux window, some exposed stone work and beams. Access to family bathroom across the landing.

Bedroom 2/Playroom/Study 17'3 x 10'11 (5.26m x 3.33m)
To the left of the property at middle floor level is bedroom two with plenty of character presented with built in entertainment/bar/desk area with fitted wardrobes to the other end of the room

Bedroom 3 15'6 x 7'2 (4.72m x 2.18m)
To the left of the property at second floor level is bedroom one with plenty of character presented with under eaves storage, velux window, some exposed stone work and beams

Bedroom 4 9'11 x 9'9 (3.02m x 2.97m)
To the left of the property at second floor level is bedroom four with plenty of character presented with under eaves storage, velux window, some exposed stone work and beams.

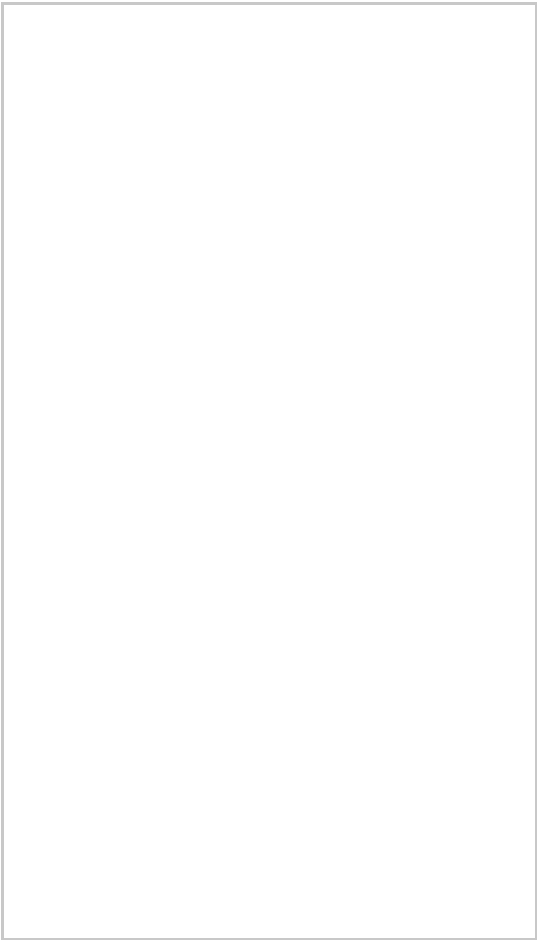
Garden
The Garden is well presented providing a real feature to the outside of the property, with open fields to the perimeter, offering an Indian Stone Patio area, and area laid with artificial grass beyond, with a variety of mature, plants and trees, providing a tranquil environment to sit, relax and unwind. Access to the rear field is available for communal and or private gatherings and seasonal events.

There is also ample parking area with lighting, EV charger and suitable for a number of vehicles.

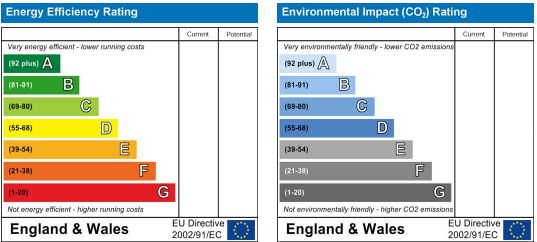
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.