

**Auction**

## 5 bed farm house to buy in SK14

Mount Road, Hyde, Greater Manchester,  
SK14 3AH

# £575,000

 Starting Bid

🏠 x 5   🚗 x 4   🚻 x 3

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Five bedroom farm house needing renovation
- ✓ Gardens and grazing land extending to 2.64 acres (approx)
- ✓ Just 25 mins outside Manchester City Centre
- ✓ EPC Rating G

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: G
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

If you've ever dreamt of swapping city bustle for countryside charm - without giving up your Deliveroo radius - this five-bedroom detached farmhouse might just be your golden ticket.

Nestled in a truly stunning location just 25 minutes from Manchester City Centre, this characterful home is bursting with potential and ready for a loving renovation.

The main farmhouse offers four bedrooms, each with enough space for the family, the in-laws, or your ever-growing collection of indoor plants.

Need a bit of privacy? There's a self-contained one-bedroom annexe perfect for guests, teenagers, or that friend who only ever "stays for the weekend" but somehow never leaves.

The heart of the home is waiting for your creative touch, whether you're envisioning rustic beams and roaring fires or a sleek, modern country kitchen.

With a large, welcoming entrance hall, a garage for all your toys including the kayak, and a driveway that could host a small fleet of vehicles, you'll never be short of space - or excuses to invite everyone over. If you're feeling ambitious, there's ample opportunity to transform this farmhouse into the envy of all your friends and family.

The rear garden is south-facing, meaning you'll enjoy sunshine from your morning coffee right through to that well-earned evening glass of wine, all while soaking up spectacular, far-reaching views that could easily distract you from your gardening duties.

To the left of the property, approximately 2.64 acres of lush grazing land beckon - perfect for hobby farmers, aspiring equestrians, or anyone who's ever wanted to own a goat (or three). Whether you fancy a picnic with panoramic views or a stroll to nearby Werneth Low Country Park (just a stone's throw away), outdoor adventures are always on the agenda. There's plenty of room for the kids to run wild, for four-legged friends to explore, or for you to finally start that vegetable patch you've been talking about for years. This home isn't just a place to live - it's a chance to create the lifestyle you've always wanted, with space to grow, play, and breathe in the fresh country air.

**\*\*Drainage is by septic tank which will require upgrading at the buyers expense to meet current regulations\*\***

If you would like to arrange a viewing please call the team at Jardine Estates on

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £575,000

Property Type: Farm House

Parking: Garage, Driveway

Year built: 1800

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

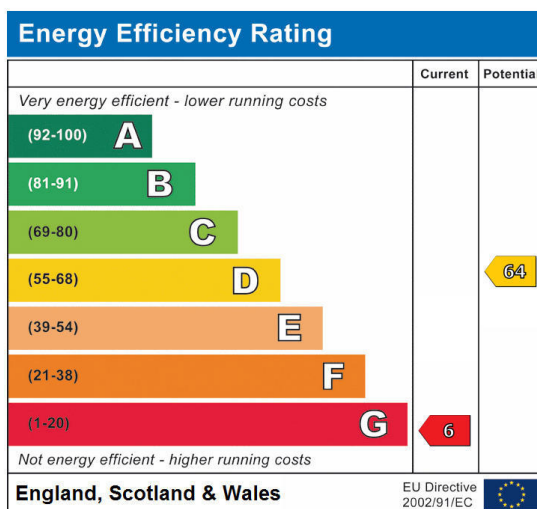
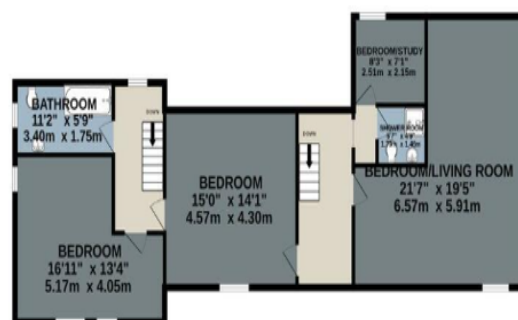
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

GROUND FLOOR  
1758 sq.ft. (163.3 sq.m.) approx.

1ST FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



Mount Road, Hyde, Greater Manchester, SK14 3AH

Contact your local branch today for more information on this property:

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