



## Back Lane, Hyde, SK14 6JE

### Offers in the region of £575,000

Situated in the heart of the highly desirable Mottram Village, this detached cottage occupies a generous plot of approximately one third of an acre. Once part of the historic Norbury Hall estate owned by the 2nd Baron Tollemache in the early 1700s, the property combines character, history, and modern comfort.

Lovingly enhanced by the current owners, the home retains a wealth of original features, including exposed timber beams and traditional barn latch doors, creating a warm and inviting atmosphere throughout. Surrounded by mature gardens, the property enjoys privacy, tranquility, and far-reaching countryside views.

The entrance porch leads into a spacious lounge with a multi-fuel log burner and dual-aspect windows that fill the room with natural light while framing views of the gardens. A separate dining room provides an ideal space for family meals or entertaining, flowing seamlessly into a beautifully designed kitchen that blends style and functionality. Light streams through dual-aspect windows, enhancing the welcoming feel and creating a central hub for modern living.

From the lounge, an inner hallway leads to a cosy snug, a perfect retreat to unwind and enjoy views over the surrounding gardens. The ground floor is completed by a stylish, modern four-piece bathroom, combining contemporary elegance with practicality.

Upstairs, the principal bedroom continues the home's characterful theme with exposed beams and dual-aspect windows overlooking the gardens. A connecting doorway opens into the third bedroom, currently used as a walk-in dressing room, while the second bedroom is another generous double, also featuring charming original features.

Outside, the extensive gardens wrap around the house and are predominantly lawn with mature hedging, established borders, stone-flagged patios and a summer house providing a peaceful spot to relax. A detached garage and gated driveway offer secure off-road parking, completing a truly unique home.



## GROUND FLOOR

### Porch

Door to front, two double glazed windows to side, double glazed window to front, door leading to:

### Lounge

15'1" x 11'10" (4.60m x 3.61m)

Double glazed window to front, two double glazed windows to rear, radiator, inglenook fireplace with multi-fuel stove, door leading to hall, door leading to:

### Dining Room

15'1" x 7'8" (4.60m x 2.34m)

Double glazed window to front, double glazed window to rear, radiator, door leading to:

### Kitchen

15'9" x 12'7" (4.80m x 3.84m)

Fitted with a matching range of base and eye level units with granite worktop space over, sink with mixer tap and tiled splashbacks, central island with integrated gas hob and seating, integrated dishwasher, integrated washing machine, space for fridge/freezer, built-in eye level double oven, double glazed windows to front and rear, two double glazed windows to side, two radiators, door leading out to rear.

### Hall

Radiator, stairs leading to first floor, doors leading to:

### Snug

11'11" x 11'9" (3.62m x 3.58m)

Double glazed windows to front and side, radiator, feature inglenook fireplace.

### Bathroom

7'2" x 12'7" (2.18m x 3.84m)

Four piece suite comprising, deep bath, twin vanity wash hand basin, walk-in shower area and low-level WC, part tiled walls, heated towel rail, double glazed window to rear.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 2

9'5" x 12'0" (2.88m x 3.66m)

Double glazed window to front, radiator.

### Bedroom 1

15'1" x 11'11" (4.60m x 3.64m)

Double glazed windows to front and rear, door leading to:

### Bedroom 3

15'1" x 7'7" (4.60m x 2.30m)

Double glazed windows to front and rear, radiator.

## OUTSIDE

Externally the property truly excels. The extensive grounds, approaching one third of an acre, wrap around the cottage and are predominantly laid to lawn with mature hedging, established planting and colourful borders creating a beautifully private setting. Stone flagged patios provide multiple seating areas ideal for outdoor dining and relaxing while enjoying the peaceful surroundings. The gardens also incorporate a wild garden area, vegetable beds, a greenhouse and a charming summer house positioned within the centre of the grounds, offering a quiet retreat to enjoy the scenery.

To the front of the property a detached garage is accompanied by iron gates that open onto a private driveway, providing secure off road parking

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