



Hillcrest  
Hyde | Cheshire



# Hillcrest

Mount Road | Werneth Road  
Hyde | Cheshire | SK14 3AH

A superb 5 bedroom property located in a peaceful & highly sought after area.

- 5 Bedroom detached family home
- Reception Hall, Kitchen, Utility, Lrg Living/Dining Room
- Family Room, Conservatory & Study
- Master Bedroom with En-suite Bathroom & Balcony
- 4 further Bedrooms, one En-suite & a Family Bathroom
- 3 Stables & Tack/Feed Room
- Timber Dog Kennel with power connected
- Private Gated Driveway & Double Garage
- Vast countryside views
- In all about 0.53 acres
- Further land & manege available by separate negotiation

## Distances (approx. miles)

Hyde 3m | Marple 3.5m | Stockport 6m | Manchester 10m  
Wilmslow 13m | Manchester Airport 13.5m  
Liverpool Airport 42m | Liverpool 47m



## Location

Hillcrest is an attractive family home, set in an excellent location in North Cheshire. The property offers spacious, flexible and very well presented family accommodation, with well-proportioned rooms and stunning views over the surrounding countryside from its elevated position.

It is situated to the edge of the local village of Werneth Low which benefits from a country park and a local golf club making use of the excellent local countryside in the area.

Hillcrest is also within easy daily reach of Manchester being less than 10miles by car. The local train station at Bredbury offers a regular service directly into Manchester Piccadilly.

Local Equestrian attractions include Horse Racing at Haydock, Chester and Aintree; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview & Aintree Equestrian Centre, a short distance from the entrance of Hillcrest, local riding routes for horse riders are accessible.

## Description

Hillcrest is approached from Mount Road with automatic wrought iron entrance gates set between brick piers. The gates open onto a tarmacadam parking area beside the house with tree and hedge perimeter. The attractive property has brick elevations beneath a slate roof and is set in pleasant and private position with a southerly orientated garden.

The front door opens into the main Entrance Hall giving access to the bespoke fitted Study, Kitchen and Lounge/Dining area.





The property consists of varying levels with a first floor Master Bedroom having a generous En-suite Bathroom and walk in wardrobe. The en-suite has a Jacuzzi bath and large walk in shower. French doors open out onto an extensive balcony area over the garage benefiting from the vast rural aspect to the North and South which enjoys excellent sunsets.

Off a small landing from the master bedroom, stairs lead to the second floor containing the 5th Bedroom. From the main entrance hall, stairs lead down to the Family Room and Conservatory which are open to one another with a bespoke floor to ceiling fitted drinks cabinet and matching bar area for entertaining with a Cloakroom off. The conservatory opens out onto the spacious gardens to the South. Also at this level, the Utility room provides space for a washing machine & tumble dryer with fitted base and wall mounted units, a rear entrance door to a small courtyard provides access to the Garage via a pedestrian door. Stairs lead down to the lower ground level which contains three large Bedrooms, one of which has an En-suite shower room and a Family Bathroom to serve the other two Bedrooms, both having fitted wardrobes. The larger of the three bedrooms has patio doors to the Gardens.



At the entrance hall level, the Kitchen has an excellent range of fitted base and wall mounted units with granite worktop having integrated dishwasher, raised double ovens and an induction hob with extractor above. The sink is nestled beneath a large window overlooking the Gardens and views beyond. A breakfast bar area is neatly positioned to one side of the kitchen worktop. The open plan Living Room and Dining area are conveniently positioned off the hall from the Kitchen and has excellent open space with a log burning stove and French doors to the raised patio entertaining area and Gardens beyond.

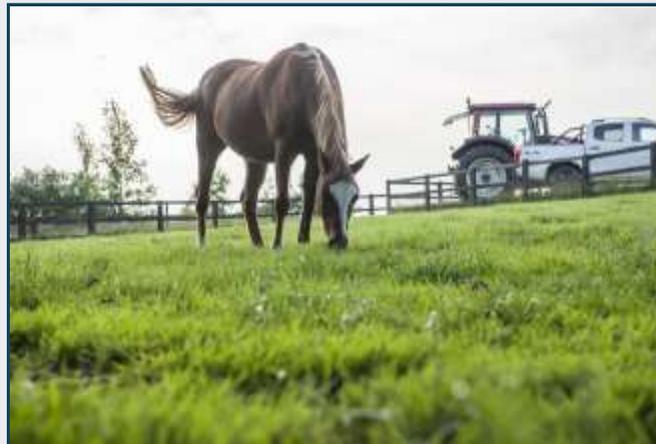
### Externally

The very private gardens are predominately laid to lawn with large mature hedges, trees and shrubs surrounding its perimeter and benefits from the vast southerly aspect over local countryside. A raised patio area off the living room provides an excellent entertaining space to take in these views. The garden has a split level providing two flat lawned areas with a recently built timber kennel to one side. Access to the double garage with remote powered up and over door is positioned to the side of the garden with vehicular access off the entrance driveway. The large garage is attached to the house itself which could provide extension potential depending on relevant planning permissions, if required.

### Equestrian Facilities

Across the entrance drive, the stable yard is enclosed by a post and rail fence. A concrete courtyard area to the front of the timber built block of three stables and tack room provides a good secure area. All with power and water connected. A large hardstanding vehicle parking area is located to one side with a small paddock to the other.

There is a manege (20m x 40m) and a further 4.705 acres available by separate negotiation.



## Services

Mains gas, water and electricity are connected.

Private drainage via a septic tank.

High speed internet is provided via a radio wave transmitter.

Sky cabling is wired throughout the property.

EPC – D

## Local Authority

Tameside Metropolitan Borough Council

0161 342 8355

## Directions

Post Code: SK14 3AH

From Hyde, follow the A57 Market Street onto the B6468 to a roundabout, continuing on the B6468 take the third exit towards Werneth Low. At the T junction onto the A560, turn right then after approx. 250metres turn left onto Joel Lane. At the top of Joel Lane, follow the road to the right and turn left onto the access track (Mount Road). Follow this lane up to the property which will be found on the right hand side.

## Viewing

Strictly by prior appointment with the agents Jackson Property on 01743 709249 or 01948 666695.



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