



## Tobits Mount Road, Hyde

Freehold

Being sold via 'Secure Sale' • Stunning location • Five bedroom farm house needing renovation • Self contained one bedroom annex • Gardens and grazing land extending to 2.64 acres (approx) • Garage & large driveway for parking • Just 25 mins outside Manchester City Centre • Strolling distance to Werneth Low Country Park • Lots of potential to create an amazing family home • No Chain



**JARDINE**  
**ESTATES**



**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £575,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.**

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

Pattinson Auction are working in Partnership with Jardine Estates on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.



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



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



TOTAL FLOOR AREA : 2800 sq.ft. (260.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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