



The Hague 9 Hague Road, Broadbottom, Hyde, SK14 6DU

An outstanding Victorian country residence of character, set within approximately two acres of gated grounds and all bordering the Peak District National Park. The property, which was built by the son of a local mill founder in 1856, has been meticulously renovated by the current owners, retaining many of the original features to now present a stunning home.

The Hague briefly comprises an impressive entrance hall, three reception rooms, a spacious breakfast kitchen with Marble tops and AGA, utility room, downstairs wc and a range of cellars. Upstairs there are four double bedrooms, an en-suite and two bathrooms and the attic provides two further bedrooms.

The neighbouring coach house has been converted to provide garage/storage rooms and a cosy self contained annex ideal for guests and currently used as a successful Airbnb.

£1,500,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Porch & Hall

Double opening arched front doors and then original ornately etched glazed door and panels through to the entrance hall, original Minton tiled floor, original Oak staircase and doors leading off to:

Lounge

17'0 x 16'9 (plus bay)

A bright room with bay window and dual aspect, period fireplace with AGA grate and polished hardwood flooring.

Dining Room

20'6 x 14'11

Regency style fireplace and open working fire, Herringbone flooring and mullion windows.

Study

13'10 x 11'11

Feature cast iron fireplace, mullion window and shutters.

Breakfast Kitchen

21'8 x 14'8

Superbly appointed with a range of painted Oak kitchen units including base cupboards and drawers, integrated dishwasher, white marbled work tops and double Belfast type sink, refurbished oil fired AGA, integrated fridge freezer, central island with breakfast bar, Smeg fan assisted oven, pizza stone and ceramic hob, unique ex RAF drop lights over, feature in-floor wine store with hinged glass top and underfloor heating.

Utility Room

13'2 x 9'6

Belfast type sink, underfloor heating external door out to the rear courtyards and door to:

Downstairs Wc

White suite and tiled floor.

FIRST FLOOR

Bathroom Two

Off the half landing with a white suite including a panelled bath, two wash hand basins and close coupled wc.

Landing

Generous landing with doors leading off to:

Master Bedroom

21'1 x 17'5

Large cast iron working fireplace and bay window, stripped floorboards and door through to:

En-Suite Shower Room

Large shower cubicle with Aqualisa shower, a Burlington double pedestal wash basin and mixer tap, mullion window.

Bedroom Two

20'6 x 14'9

Feature Mahogany with working fire and two mullion windows.

Bedroom Three

14'7 x 11'1

A double bedroom with antique double wardrobe.

Bedroom Four

14'0 x 11'10

Agas Little Wenlock multi-fuel stove and fire surround, mullion window.

Bathroom

Beautiful polished copper slipper bath with ball and claw feet, Burlington fittings, shower cubicle, period style wash hand basin and stand, high level wc and polished Oak flooring.

SECOND FLOOR

Bedroom Five

17'0 x 15'6

Double bedroom with access to remaining roof space and connecting door to:

Bedroom Six

20'8 x 14'9

Double bedroom with access to remaining roof space.

CELLARS

Cellar 1

16'2 x 16'2

Cellar 2
13'3 x 11'7
Oil fired central heating boiler.

Cellar 3
8'2 x 7'9

OUTSIDE

Courtyard/Coach House/Outbuildings
2016/2017 refurbished to provide extensive storage and first floor accommodation:

Self Contained Guest Accommodation

Open Plan Lounge & Kitchen
19'8 x 14'1
Fitted kitchen are with appliances, multi-fuel stove and stone hearth, new Velux skylight windows and leading through to;

Bedroom
14'2 x 12'8
Cosy bedroom with exposed stone walls and new Velux skylight window.

Bathroom
A white suite including a freestanding roll top bath with ball and claw feet and shower cubicle

Washroom/Wc
A white wc and wash hand basin.

GROUND FLOOR

Garage/Store Room
19'6 x 13'9

Store Room
18'6 x 14'2

Greenhouse
19'10 x 12'1

Oil Tank Room
8'10 x 6'0

Store Room 2
18'8 x 6'0

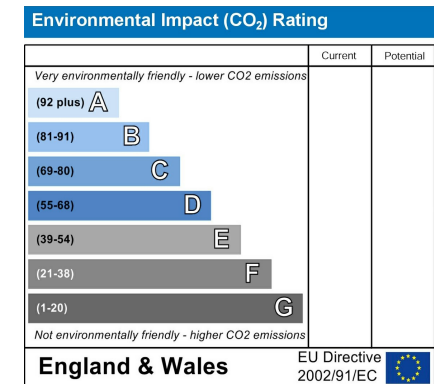
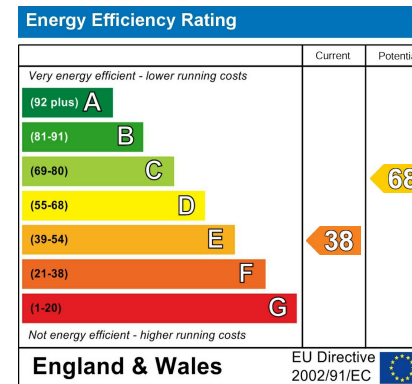
Coal Store

Wood Store

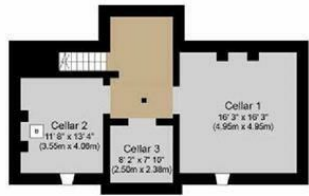
Formal Gardens & Woodland
The Hague is approached through a gated entrance and sweeping oval driveway and settles within established grounds which, including the formal lawns and woodland area amounts to approximately two acres, all enjoying far reaching views over the surrounding countryside.

Note:
The property is mains water fed, including the Annex and has a new Tricel sewage treatment plant installed in September 2024 which meets EN 12566-3 requirements.

Our ref: Cms/cms/1016/24







Basement
Approximate Floor Area
724 sq. ft.
(67.2 sq. m.)



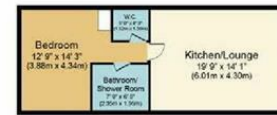
Second Floor
Approximate Floor Area
1,437 sq. ft.
(133.5 sq. m.)



Ground Floor
Approximate Floor Area
1,681 sq. ft.
(156.2 sq. m.)



First Floor
Approximate Floor Area
1,580 sq. ft.
(146.8 sq. m.)



Annex
Approximate Floor Area
537 sq. ft.
(49.9 sq. m.)



Ground Floor
Approximate Floor Area
908 sq. ft.
(84.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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