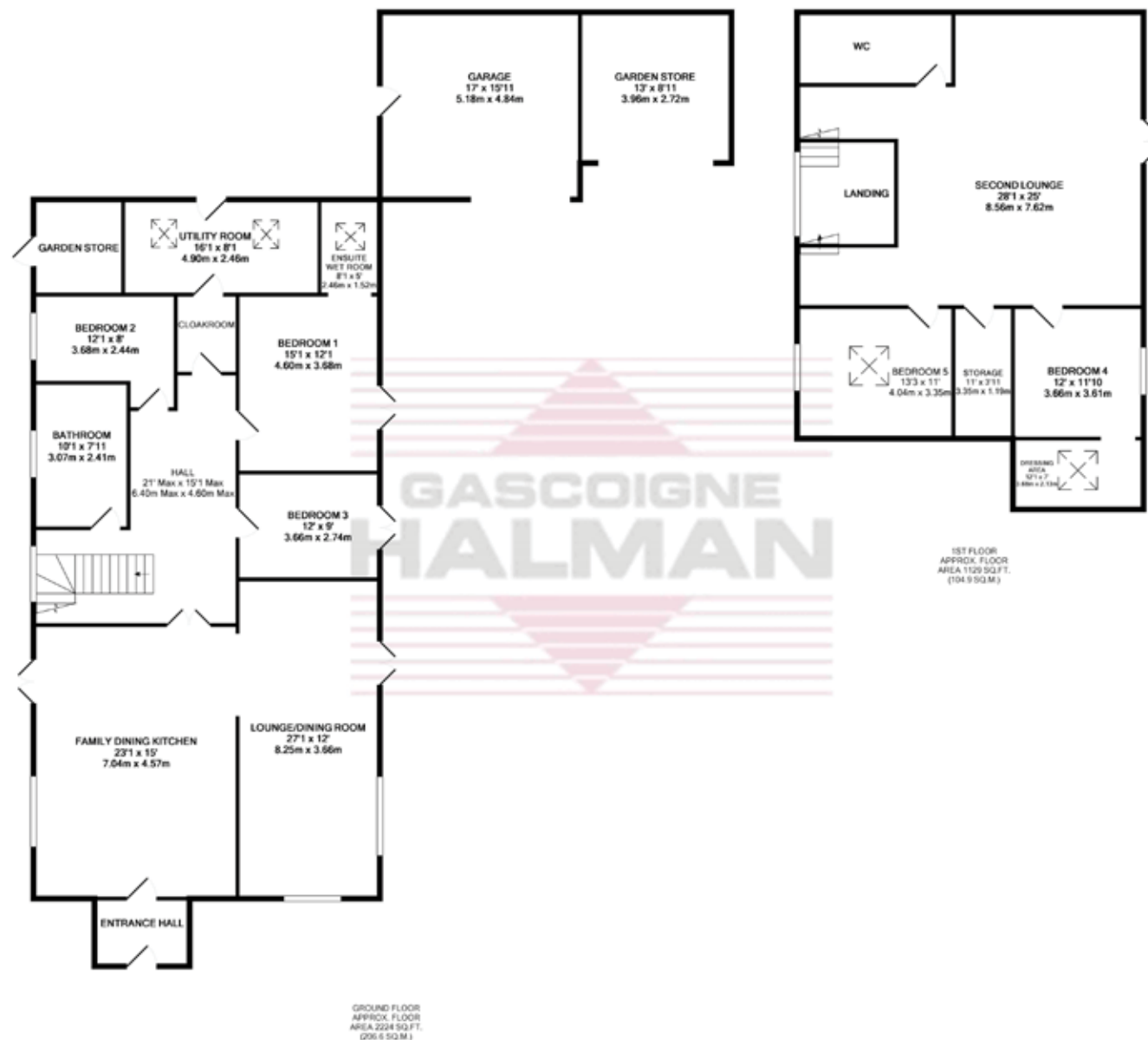


**LAKESIDE COTTAGE**  
Smithy Lane, Marple Bridge  
**£1.05 MILLION**



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge  
10, Town Street, MARPLE BRIDGE SK6 5DS  
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A most impressive FIVE bedroom detached residence situated in a fabulous rural location. Set within 4 acres (approx), the property boasts, GARDENS, WOODLAND and a LAKE.  
**\*\*VIEWING HIGHLY RECOMMENDED\*\***



- Idyllic rural location
- Spacious, flexible contemporary accommodation
- Open plan family dining kitchen, lounge
- Cloakroom, utility room
- Three ground floor bedrooms (1 en suite), ground floor bathroom
- 1st floor lounge affording stunning views
- Two 1st floor bedrooms ( 1 with dressing area)
- Double garage, outbuildings
- Grounds extending to 4 acres (approx), including lake and woodland
- Accommodation extending 3353 sq ft (approx)



**£1.05 MILLION**

**LAKE SIDE COTTAGE**

Smithy Lane, Marple Bridge



Situated in a stunning location, surrounded by beautiful countryside, this outstanding detached property is set within grounds extending to 4 acres (approx) and offers spacious, flexible contemporary accommodation which is bound to impress prospective purchasers. This idyllic rural retreat briefly comprises: ; entrance porch opening through to the substantial dining kitchen which has been fitted with a range of hand painted units with integrated appliances, granite worktops and feature range oven which in turn opens through to the lounge/dining room with feature multi fuel burner and double doors providing access to the decking and affording views over the lake. There is an internal hallway which boasts a full

length feature window, again bringing the countryside into the property. There is also a solid oak staircase providing access to the first floor. A cloakroom in turn opens through to the utility room. Three ground floor bedrooms, the master boasting contemporary style fitted furniture and a fantastic en suite wet room. The master bedroom and 3rd bedroom have double doors onto the decking area and the lakeside. To the first floor there is a second lounge with Juliet balcony and also enjoying the full height window. There is a separate WC, two further bedrooms, one with a dressing room and large walk-in cupboard (giving potential to create an en suite). Outside the grounds are extensive, there is a long driveway which provides parking for a number of cars. To the front

of the property there is a patio area with pagoda. There is a detached stable block, stone built housing the water pump and a further outbuilding providing potential for future conversion. To the rear there is a decked area which sides onto the lake and behind the lake there is further woodland. Finally there is a double garage and an under lit side porch and vegetable patch.

#### LOCATION

Marple Bridge caters for most day to day requirements whilst nearby Marple offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Rose Hill stations offer services to Manchester city centre and the access points to the Northwest motorway

network can be found at Stockport East and Bredbury junctions.

**DIRECTIONS**

POSTCODE : SK6 5NS

**TENURE**

Freehold. To be confirmed by Solicitors.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Stockport MBC. Council tax Band : G

**VIEWING**

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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**GASCOIGNE HALMAN**