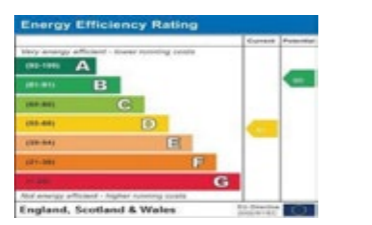
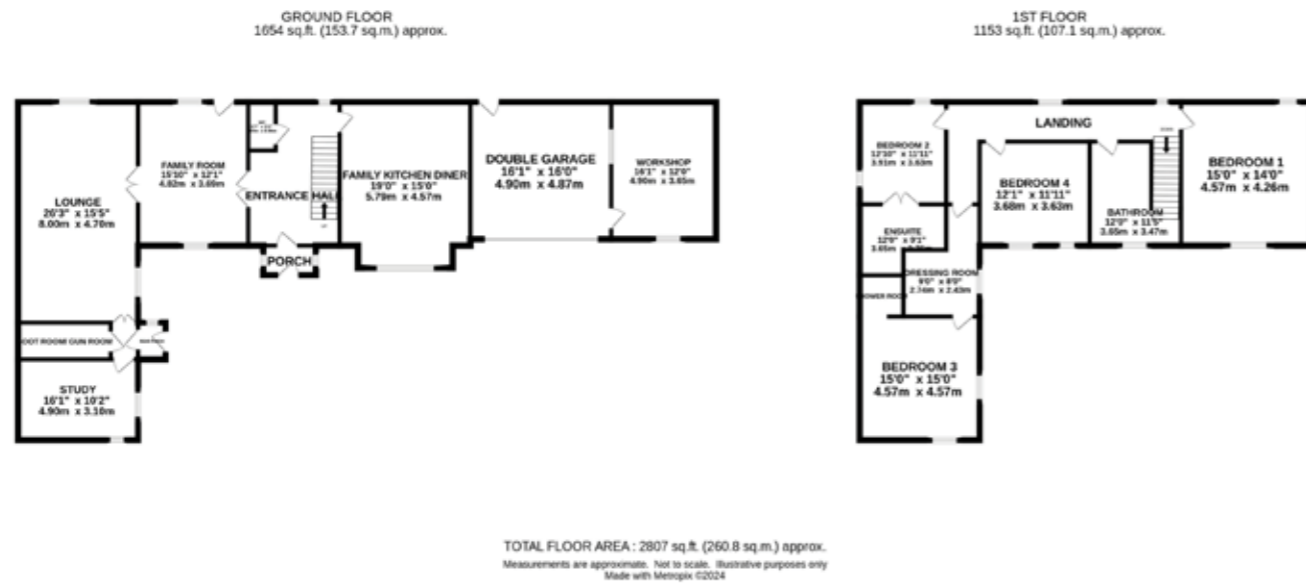


THE COACH HOUSE
22 Church Road, Mellor
£1.1 MILLION



NOTICE
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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



The Coach House is situated on the outskirts of Mellor village, set within landscaped gardens it is surrounded by greenbelt countryside and boasting breath-taking panoramic views. Originally two buildings, it is now transformed into one large four double bedroom 18th Century country home of outstanding proportions.

GASCOIGNE HALMAN

- Stunning property with a host of original and character features
- Surrounded by beautiful Green Belt countryside
- Three reception rooms, dining kitchen with Aga
- Four double bedrooms (2 en suite), family bathroom
- Attached double garage and workshop, ample parking

- Grounds extending to 0.75 acres (approx) inc landscaped gardens
- Stunning long range views
- Accommodation extending to 2800 sqf t (approx)
- 1.9 Miles (approx) from Marple Train Station

£1.1 MILLION

THE COACH HOUSE

22 Church Road, Mellor



Originally the stables & coach house for neighbouring Lower Hall and believed to date back to the mid 18th century, this beautifully presented family home boasts a wealth of period and character features, combined with the high quality fixtures and fittings.

Great attention has been applied to the detailing of the external stone elevation which is surmounted by a stone roof. Windows are by Architectural Casements, a sister company of Vale Garden Houses, who supply to historic buildings worldwide. The windows, set into stone or oak mullions, offer a blend of traditional design with modern insulation standards. Accessed via a private gated entrance and located at the heart of 0.75 acres (approx) this handsome property presents a fantastic first impression. Stone steps with traditional, curved railings lead up to a solid oak entrance door. This opens into an entrance porch and beyond, a panelled central inner hallway with reclaimed stone flags and glazed, hardwood double

doors into the family room. Each room has its own character and is generous in proportion, with the study and lounge having stunning feature fireplaces with multi-fuel stoves. The split level lounge boasts the original flagged floor, feature beams and bespoke fitted furniture by Rye Flatt. The study oozes history with original fireplace surround, original stone mullions and hand-painted, leaded and stained glass windows. The farmhouse kitchen, again generous in scale, has the original flagged flooring, an extensive range of hand painted furniture and a gas fired AGA with companion gas/electric Smeg cooker. A downstairs WC and large boot or storage room conclude the ground floor accommodation. To the first floor, the large master bedroom boasts a vaulted ceiling and stunning views of the surrounding countryside from front and rear windows. The generous second bedroom is complemented by a generous en-suite shower room, there a two further double bedrooms, one with en-suite shower and a walk through wardrobe area. A stunning family bathroom with roll top bath and separate shower concludes the

first floor accommodation. Externally the property is accessed by an automatic five bar gate from Church Road. The long driveway sweeps through the wild flower meadow, the orchard, and securely fenced field to the gravel turning and parking area which provides access to the double garage and workshop. The private and peaceful south-facing formal garden is enclosed by iron railings, beautiful stone walls and mature hedging. It comprises of a large cobbled patio bordered by box topiary and rose beds, herbaceous borders and lawned areas. Nearby is a clematis covered pergola, itself set within a spacious, walled, gravelled area. The lawns and patio area boast far reaching views of the Mellor countryside and are accessed via arched gates; a gravel pathway leads to a gazebo within a 'secret garden'. At the rear of the property is a large yard with raised beds, stone steps and storage space for wood.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club.

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 5LY

TENURE
Freehold. To be confirmed by Solicitors. Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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