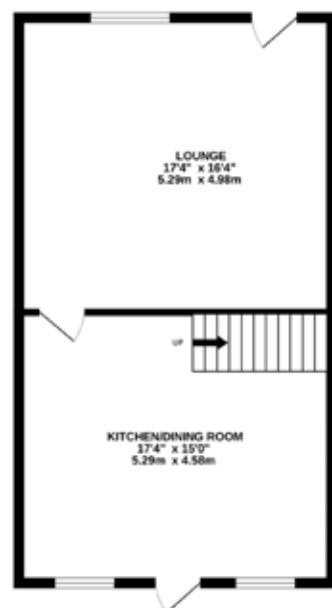


**257 LONGHURST LANE**  
Mellor  
**£349,950**

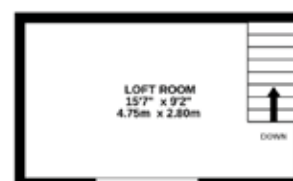
GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR  
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



**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 character stone cottage home, located in the idyllic village of Mellor, boasting period features throughout and spans three floors.

Offering an abundance with character, spacious accommodation and the property enjoys a tranquil setting. To the rear of the property, there is a easy-to-manage to manage cottage garden, a carport allowing for one parking space and a further garden which offers potential for extra parking.



- CHARACTER STONE COTTAGE IN MELLOR
- OFF ROAD PARKING
- ACCOMMODATION OVER THREE FLOORS

- GARDEN, GARDEN SHED, GREENHOUSE AND CARPORT TO THE REAR
- SPACIOUS LIVING ROOM WITH LOG BURNING STOVE
- NO ONWARD CHAIN

**£349,950**

**257 LONGHURST LANE**

Mellor



#### DESCRIPTION

Internally, a welcoming lounge is complete with a log burner, making it ideal for cosy evenings in. The attractively fitted kitchen/dining room is enhanced with exposed wood beams and provides a beautiful space for family meals and gatherings. On the first floor, you'll find two double bedrooms, each with built-in storage, as well as a well-maintained three-piece bathroom suite. Furthermore, an expansive loft room serves as a versatile third bedroom.

To the rear of the property, there is a easy-to-manage cottage garden, carport allowing for one parking space and a further garden which currently has a greenhouse and garden shed but also offers potential for extra parking.

#### LOCATION

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

For SatNav purposes: SK6 5PW

#### 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 : D

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**