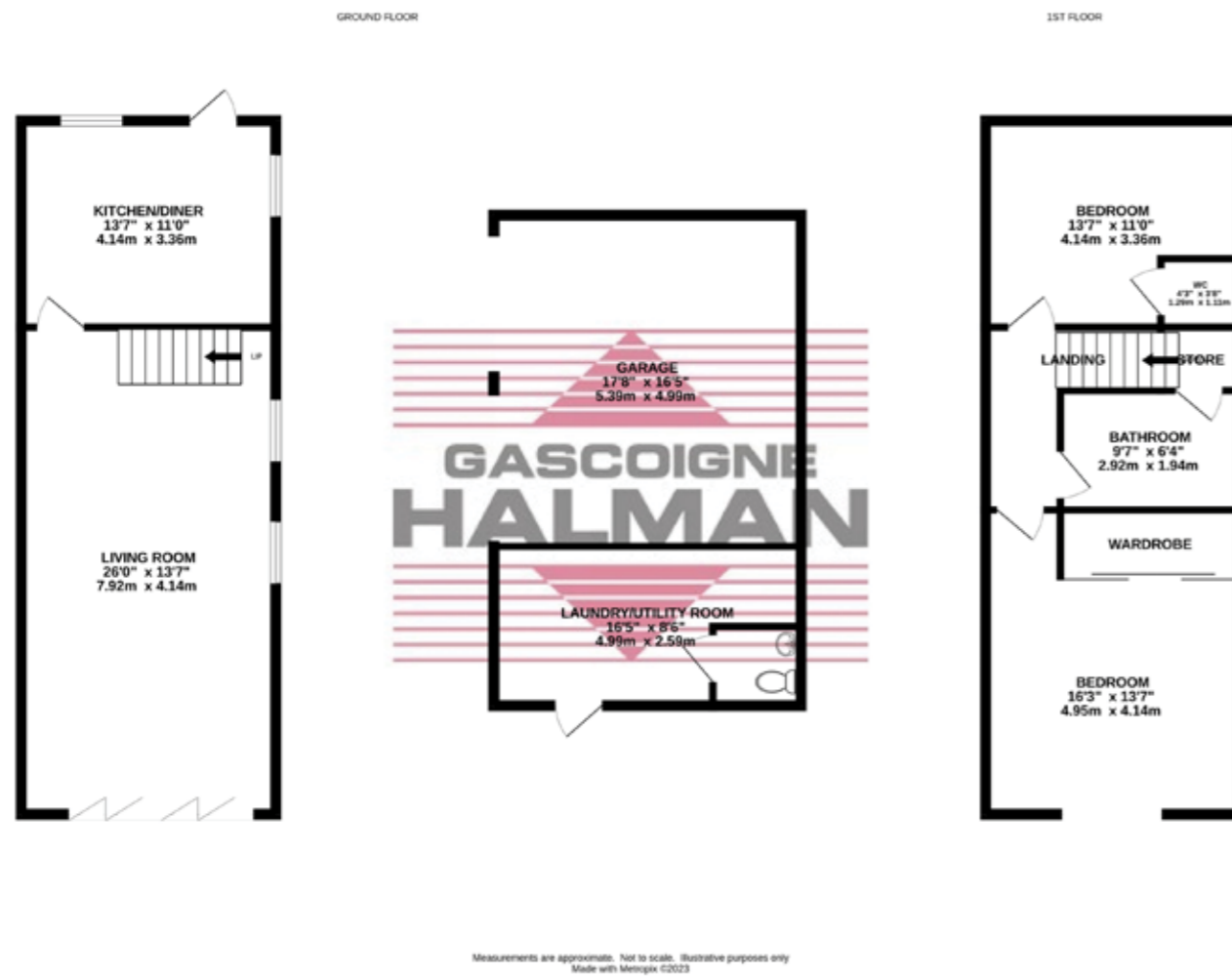


**THE BROWNE BARN**  
Compstall Road, Marple Bridge  
**£625,000**



**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



**NO ONWARD CHAIN!!**  
A beautiful stone built DETACHED barn conversion offering stylish and characterful accommodation sitting in large well maintained gardens and benefiting from a detached GARAGE off road PARKING for several vehicles.

**GASCOIGNE HALMAN**

- STUNNING BARN CONVERSION IN A QUIET LOCATION
- MANY FEATURES INCLUDING EXPOSED ORIGINAL STONE WALLS
- LARGE LIVING ROOM WITH FEATURE EXPOSED STONE WALL
- TWO DOUBLE BEDROOMS, BATHROOM, SEP' WC

- GARAGE INCLUDING UTILITY/LAUNDRY ROOM
- DETACHED SUMMERHOUSE/HOME OFFICE
- AMPLE OFF ROAD PARKING
- BEAUTIFUL GARDENS BACKING ONTO ROLLINS COMMUNITY WOOD

**£625,000**

**THE BROWNE BARN**  
Compstall Road, Marple Bridge



**DESCRIPTION**

Tucked away from the road, The Browne Barn is a true hidden gem. This thoughtfully converted detached stone built property retains much of the character of the original building and has been sympathetically extended to provide stylish contemporary living accommodation. Set within a large plot, this most appealing property briefly comprises; large living room with glazed doors leading out to the rear garden and beautifully fitted dining kitchen. To the first floor there are two double bedrooms, a bathroom and separate WC.

Externally, the property is set within a large plot. A driveway provides ample off road parking, there is a useful detached summerhouse/home office, and a detached timber garage includes a useful utility/laundry room and gardener's WC. The beautifully maintained and thoughtfully planted garden includes a large lawn area, paved patio seating areas and many specimen trees and shrubs. The garden backs onto the community woodland at Rollins Wood which in turn borders Brabyns Park. This haven for wildlife provides a tranquil backdrop to this most appealing property.

**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 5HG

**TENURE**

Leasehold for a term of 999 years (less 3 days) from 25th March 1883. Subject to a ground rent of £2.75 per annum. 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



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