



The Dairy, 522 Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

mosley jarman

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£2,450 Per Calendar Month

- Heating - Gas central heating
- EPC rating - B (83/105)
- Council Tax Band - F (Stockport)
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- **Flood risk - Very Low (Surface water)
- Water meter - TBC
- *Broadband - Openreach.
- *Mobile - Limited coverage by Three. Likely coverage by EE, O2, and Vodafone.
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK
- All residents make a £45 monthly payment to the landlord to contribute to the upkeep of the gardens





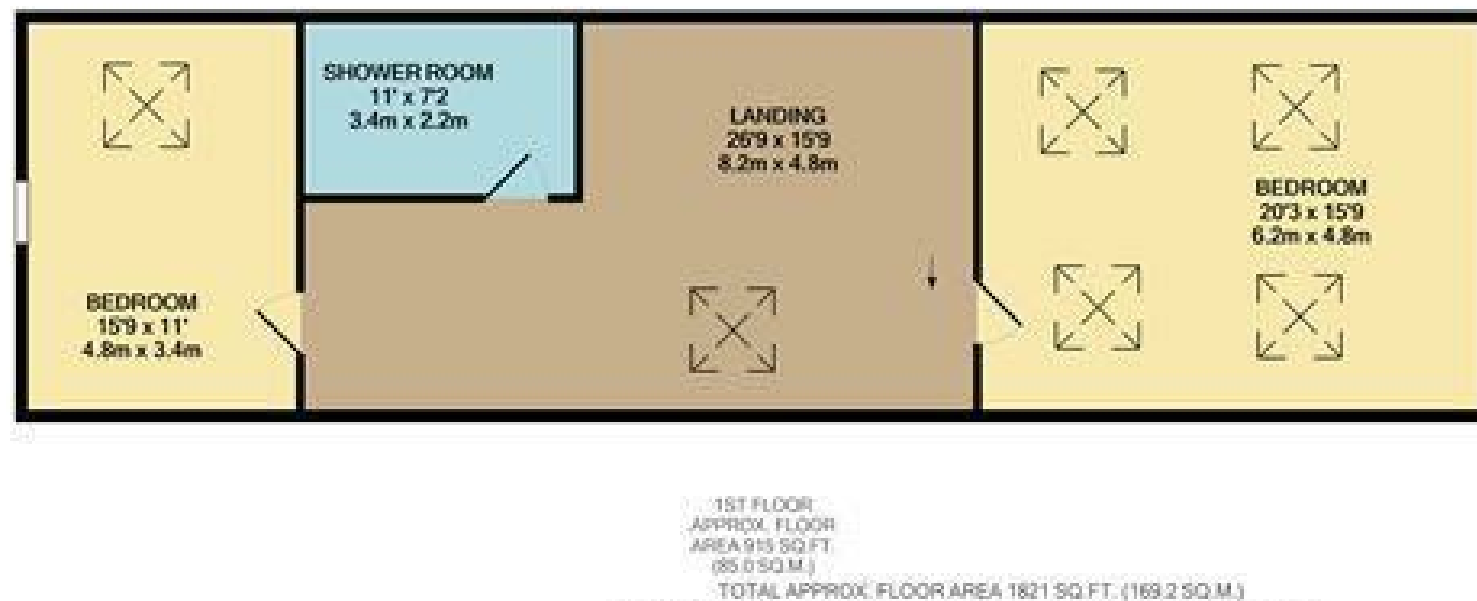
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Set within the grounds of Hill Top Farm in Woodford, is this bespoke development of four stunning barn conversions in addition to a detached family home. The Dairy has been converted to the highest of standards with care and attention being given to the retention of the original barn features, such as thick stone walls and vaulted ceilings to the first floor. In keeping with the feel of the property, there are also thoughtful additions such as solid oak internal latch doors throughout the property and quality cottage style kitchen units with granite worktops and integrated Bosch appliances.

Every double-glazed window gives you a different view of the surrounding farm and farmland and each dwelling has a small private garden area alongside communal pathways and lawn areas. Each of the properties comes with two allocated parking spaces, in addition to further visitor parking which is also provided. Warmed by gas fired central heating run from a combination hot water/central heating system. With every room offering charm and character and each of the properties being different, you'll know that living in The Dairy steeped with character will be your unique place within a rural setting. The accommodation arranged over two levels briefly comprises: Hallway, downstairs WC, double bedroom with ensuite and walk-in wardrobe. An open-plan family dining room/kitchen is an ideal entertaining place, which in turn leads through to a light and airy living room with Bi-fold doors leading out to a raised decking area. On the first floor a landing provides access to two further double bedrooms and shower-room with step-in shower cubicle. AVAILABLE: 7th JULY 2025. UNFURNISHED





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

