

ANY
PART EXCHANGE
WELCOME



Hartington Road
Disley, SK12 2NB

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Hartington Road, Disley, SK12 2NB

Positioned on the edge of the beautiful Lyme Park, this immaculately presented four-bedroom detached home offers a rare opportunity to acquire a substantial family residence in a truly enviable setting. From the moment you step inside, it is clear this is no ordinary home—every detail has been thoughtfully curated to provide a lifestyle of comfort, elegance, and versatility. Boasting pristine interiors and generous proportions, this deceptively spacious property is perfectly suited to modern family living. The welcoming entrance hall sets the tone, with two Velux skylights flooding the space with natural light, complemented by a useful cloaks cupboard and a stunning bespoke wooden staircase—a true focal point that adds warmth and character to the space. Step into the elegant lounge, where dual-aspect windows frame both the front and rear gardens, and a charming multi-fuel stove takes centre stage—a perfect retreat for winter evenings.

Entertain in style in the formal dining room, which flows seamlessly into the sun-drenched garden room—glazed to three sides and adorned with twin Velux windows, it is the ideal spot to relax while enjoying views of the beautifully landscaped garden. The heart of the home is undoubtedly the expansive open-plan dining kitchen, featuring a range of sleek eye-level and base units, an integrated breakfast bar, and ample space for culinary pursuits. A separate study or playroom with front-facing views offers flexibility for home working or recreation, while a stylish downstairs WC and a double integral garage (with electric roller door) complete the ground floor. Underfloor heating runs throughout the entire ground floor, providing consistent warmth and comfort in every room.

Upstairs, the sense of space continues across a generous landing leading to four double bedrooms, the two largest of which benefit from quality fitted wardrobes. The modern family bathroom is a true standout, featuring an oversized bath and a luxurious walk-in open shower, while a walk-in storage cupboard adds everyday practicality.

Outside, the property is approached via an Indian stone driveway, bordered by a lawned front garden with mature planting and a gated footpath leading to the rear. The rear garden is a genuine highlight—a meticulously maintained lawn surrounded by lush, established borders, an Indian stone patio ideal for alfresco dining, and a large timber outbuilding with power, offering excellent potential as a garden office or studio.

The property benefits from a recently installed Worcester Bosch boiler, ensuring reliable and efficient heating throughout. Photovoltaic solar panels are also installed and currently generate an impressive income of around £2,600 per annum, offering a valuable and eco-friendly energy solution. Internally, the home has been decorated with great care and taste, featuring stylish kitchen and bathroom suites, contemporary finishes, and an overall turnkey standard throughout.



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There is also significant scope for future expansion. Previous planning permission has been granted for a substantial extension over the garage, providing the potential to create an additional bedroom, bathroom, and dressing room. With Lyme Park just a short walk away, the location is every bit as desirable as the house itself. Set on a generous plot, this property offers superb value for money, flexible living space, privacy, and a sense of tranquillity that makes it stand apart. The present owners have loved the calming views from the sun room, the privacy offered by both the front and rear gardens, and the large, comforting interior where many cherished family memories have been made. This is a rare opportunity to secure a forever home in a truly special setting. If you're in a position to proceed, please get in touch with our office to arrange your private viewing.

The Current Owners Love:

- Privacy with large enclosed front and rear garden
- Calming sun room with views of garden all year round
- Large, comforting space with modern, bespoke features. A place we've created many memories as a family

We Have Noticed:

- A Quality Detached Home close to Lyme Park with a cut through that takes you straight there, avoiding any main roads
- A gorgeous, bespoke designed staircase
- Great Value for Money, Generous Plot- the perfect family home







Key Features:

- Any Part Exchange Welcome
- A Spacious Detached Four-bedroom family home with generous proportions and thoughtfully designed interiors
- Expansive open-plan dining kitchen with integrated breakfast bar and ample storage
- Four double bedrooms, two with fitted wardrobes
- Underfloor heating throughout the downstairs
- A luxurious modern family bathroom with oversized bath and open walk-in shower
- Perfectly manicured garden with a great mix of flagged patio and grass
- Turn-Key Condition with stylish, modern decor throughout
- Idyllic Location. Situated on the edge of the stunning Lyme Park
- Opportunity to extend over the garage, previous planning permission has been granted

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2087

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Kitchen 27'1" x 11'4" (8.26m x 3.45m)

Living Room 18'8" x 12'4" (5.69m x 3.76m)

Dining Room 11'9" x 11'4" (3.58m x 3.45m)

Sun Room 11'9" x 10'1" (3.58m x 3.07m)

W/C 6'2" x 5'8" (1.88m x 1.73m)

Playroom/Study 14'6" x 10'5" (4.42m x 3.18m)

Garage 17'2" x 16'8" (5.23m x 5.08m)

1st Floor

Bedroom 1 14'2" x 11'10" (4.32m x 3.61m)

Bedroom 2 11'10" x 10'5" (3.61m x 3.18m)

Bedroom 3 11'10" x 7'9" (3.61m x 2.36m)

Bedroom 4 11'0" x 6'10" (3.35m x 2.08m)

Bathroom 12'8" x 11'1" (3.86m x 3.38m)

W/C 5'1" x 3'1" (1.55m x 0.94m)



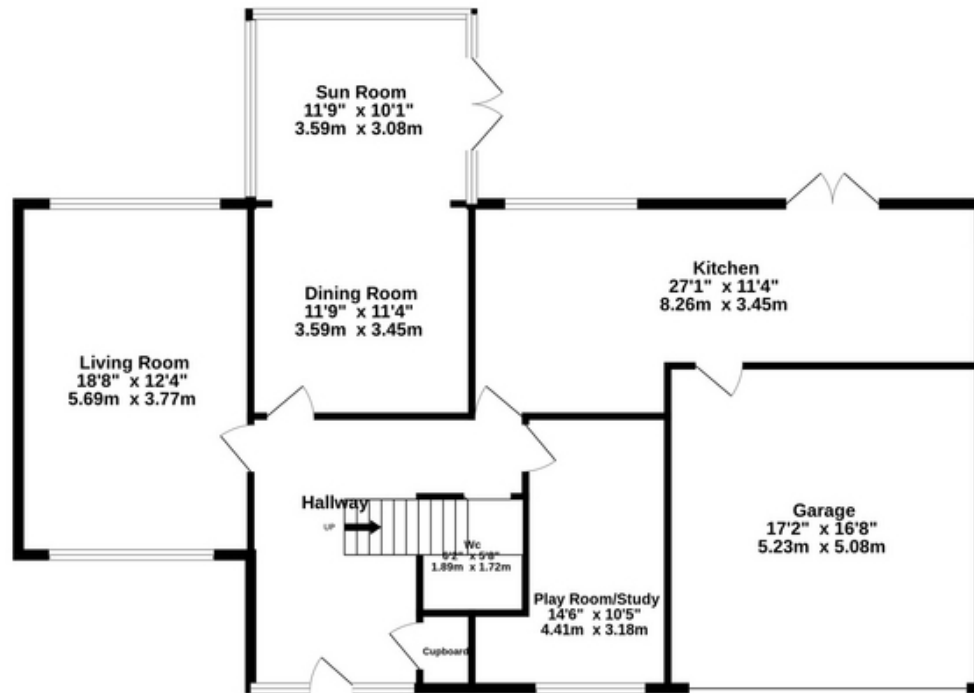
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



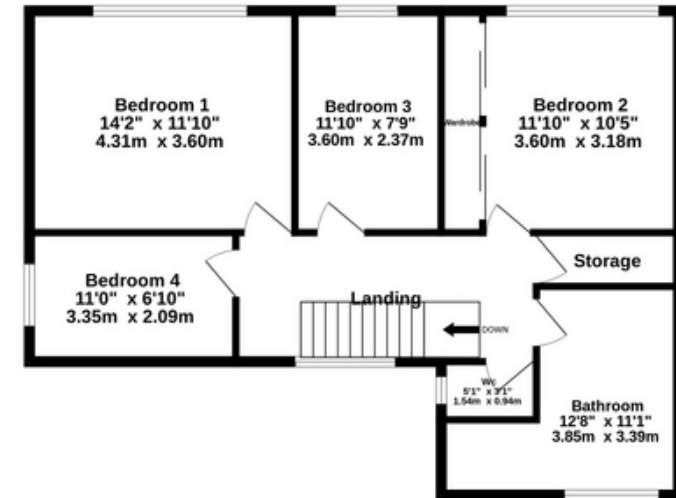


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1352 sq.ft. (125.6 sq.m.) approx.



1st Floor
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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