JORDAN FISHWICK EXCLUSIVE

| 23 | Church Road | Mellor | Stockport



Offers Over £585,000







Features

- Stunning Period Cottage of Character
- Panoramic Country Views
- Two Bedrooms & Study/Third Bedroom
- EPC D & Council Tax E
- Snug with Wood Burning Stove
- Sun Room with Bi-Fold doors out to the Raised Decking
- Farmhouse Kitchen with Granite Tops & AGA

** SEE OUR VIDEO TOUR ** Hidden away from sight and forming part of the highly sought after Mellor/Moorend Conservation Area, this quintessential country cottage of character commands far reaching country views over the adjoining farmland, to Cobden Edge, the neighbouring vineyard and as far as Connah's Quay power station in Flint!

At one time, this small collection of only four period properties was part of Lower Hall Farm and this one, along with next door, were known as Alverly Cottages. In more recent years, the cottage has undergone an extensive program of refurbishment and improvement by the current owners.

The cottage briefly comprises of an entrance hallway, a spacious farmhouse kitchen with polished Granite tops and two oven AGA, a snug with AGA wood burning stove, a sunroom with bi-fold doors leading out onto a 28ft raised decked area, a useful study/occasional third bedroom, boot/utility room and downstairs wc.

Upstairs there are two first floor, double bedrooms, both with vaulted ceilings and exposed roof trusses and a bathroom with shower. The sunny South facing garden enjoys stunning sunsets and the property also includes an unattached two storey barn/garage which has previously been used as a farm shop and offers further potential.

With open, Peak District country walks and cosy country pubs on the doorstep, Mellor is just a short distance from Marple Bridge, which offers an array of pubs, cafes and a railway station proving a 30 minute commute into Manchester city centre. Energy Rating D









* Boot Room & Downstairs Wc

* Two Storey Garage/Barn

* Freehold & No Onward Chain

Directions: In the heart of Mellor, at the side of the Devonshire Arms public house on Longhurst Lane, turn onto Church Road and follow the road up the hill. No.23 can be found on the left hand side.



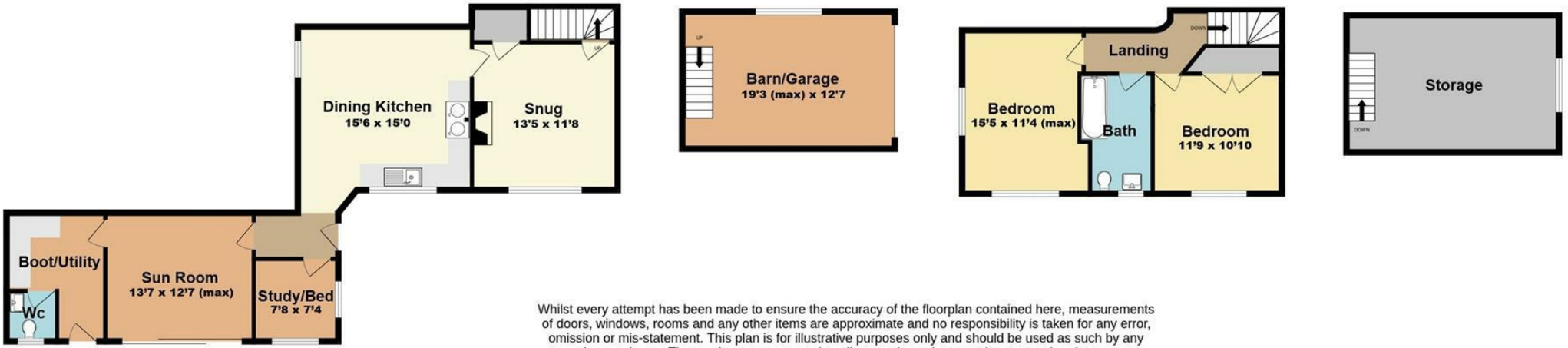

Cecil Beaton





GROUND FLOOR

1ST FLOOR



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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