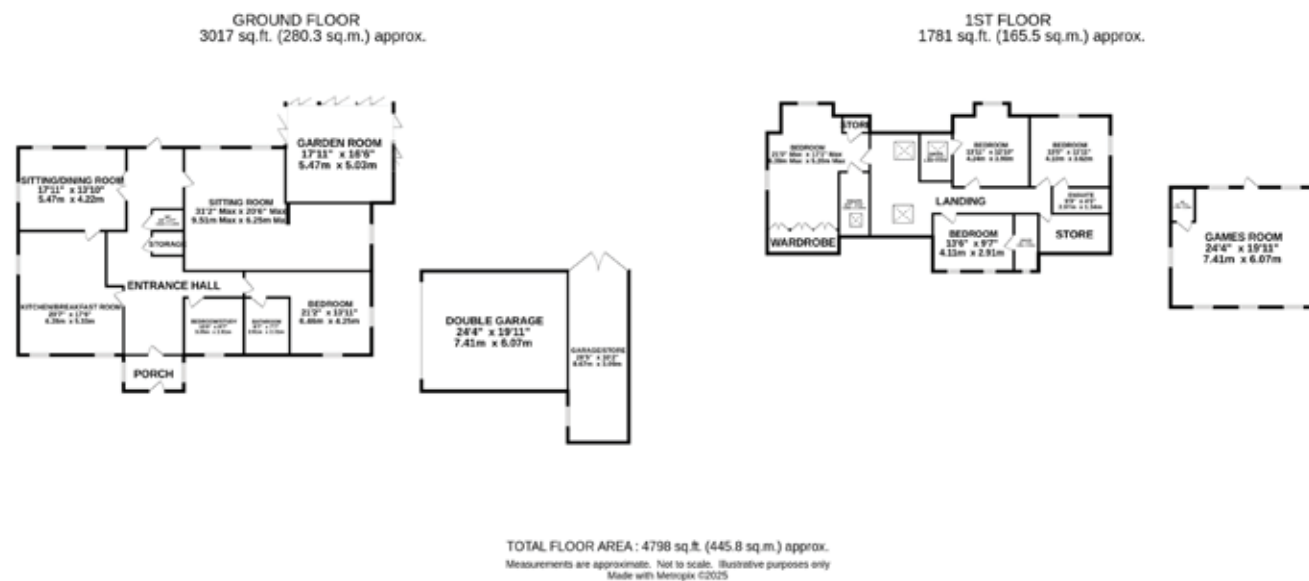


**THE OLD STABLES**  
School Lane, Compstall  
**£1.15 MILLION**



**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



**GASCOIGNE HALMAN**

Tucked away in an idyllic location with breathtaking countryside views this magnificent barn conversion seamlessly blends rustic charm, with modern luxury. There is spacious living accommodation and 5/6 bedrooms, enough to make a fantastic family residence. double garage with games room above.



- Extremely Spacious Barn Conversion (Approx 3500 Sq Ft plus garage)
- Approx 9 Acres of Grazing Land Potentially Available by Separate Negotiation
- Double Detached Garage With Games Room Above
- Five/Six Double bedrooms and Five Shower/Bathrooms
- Four Reception Rooms
- Delightful Semi Rural Setting
- Detached Barn Conversion Full Of Character And Charm



A magnificent detached barn conversion offering well-presented, high-quality accommodation set against a picturesque rural backdrop yet only minutes from Marple Bridge and Romiley. The exterior showcases traditional stonework, there is ample parking, a double garage, and good sized gardens. There are also approx 9 acres of land available to purchase by separate negotiation. Internally the property comprises, an entrance porch, a magnificent entrance hall with a double height vaulted ceiling which is overlooked by the galleried landing above, an attractive fitted breakfast kitchen, utility room, a downstairs WC, dining room, large garden room with bi-folding doors leading out to the garden, and a spacious

formal living room. There is also a study/bedroom, bathroom and bedroom on the ground floor. To the first floor as previously mentioned the good sized galleried landing overlooks the entrance hall, there are four bedrooms (4 with en-suites) and a large storage space. There is a good sized double detached garage, with second garage and workshop beyond plus a magnificent games room above which is heated and has its own WC. Externally there is a large cobbled driveway provides ample of road parking/turning area and access to the detached double garage. The well-tended gardens which are mainly laid to lawn.

**£1.15 MILLION**

**THE OLD STABLES**

School Lane, Compstall



#### LOCATION

Compstall is a pretty village which boasts the well-known beauty spot, Etherow Country Park. Marple Bridge caters for most day to day requirements whilst nearby Marple and Romiley offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both Marple and Romiley 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 5JZ

#### TENURE

Leasehold for a term of 980 years from 1st March 1946. 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 : H

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**