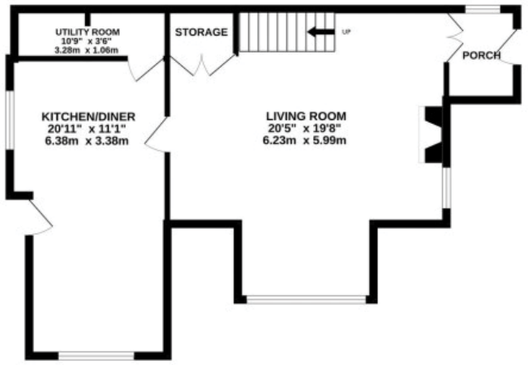
11 CHURCH ROAD
Mellor

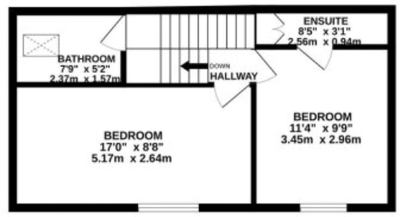
£550,000



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



A fantastic, two double bedroom detached barn conversion in a semi rural setting with amenities nearby. Features include spacious, bright living areas, gardens, paddock (approx. 1 acre) ample parking.

NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk

The Property Ombudsman

GASCOIGNE HALMAN

- Detached stone-built house
- Good sized garden with mature trees
- Modern kitchen and dining area
- Spacious driveway providing off-road parking
- Idylic rural position, minutes from Marple Bridge
- Paddock extending to aprox 1 acre
- Modern bathroom and En-suite
- Built-in bedroom storage

£550,000

11 CHURCH ROAD

Mellor

















A rare opportunity to purchase a two double-bedroom converted, detached barn that is beautifully situated in a semi-rural area, yet at the same time is close to all local amenities, including public transport, schools, golf club and some of the area's most picturesque walks.

The property's accommodation comprises of entrance reception area, large open-plan lounge, beautifully fitted kitchen with separate dining area and utility room, whilst to the first floor there are two bedrooms with views, together with a bathroom and an en-suite shower room to the primary bedroom.

Externally, the property stands in good-sized grounds to the front and side elevations together with a long driveway providing ample parking. There is also a paddock situated to the left of the property of approximately 1 acre, which is also included in the sale.

The property does benefit from full gas fired central heating and double glazing, together with an alarm system, large driveway with plenty of parking and gardens which are mainly grassed areas, alongside the small paddock mentioned above.

LOCATION

Mellor is situated close to some of Cheshire and Derbyshire's finest countryside and boasts a popular primary school and sports club. 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

For SatNav purposes: SK6 5PR

TENURE

Freehold. Subject to verification 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: E

VIEWING

Strictly by appointment through the agents