

NDP

NIKKI DAVIES PROPERTY

YOUR MOVE, OUR FOCUS.

Holly Barn Hollywood Road, Mellor

Guide Price **£780,000**

Holly Barn Hollywood Road

Mellor, Stockport

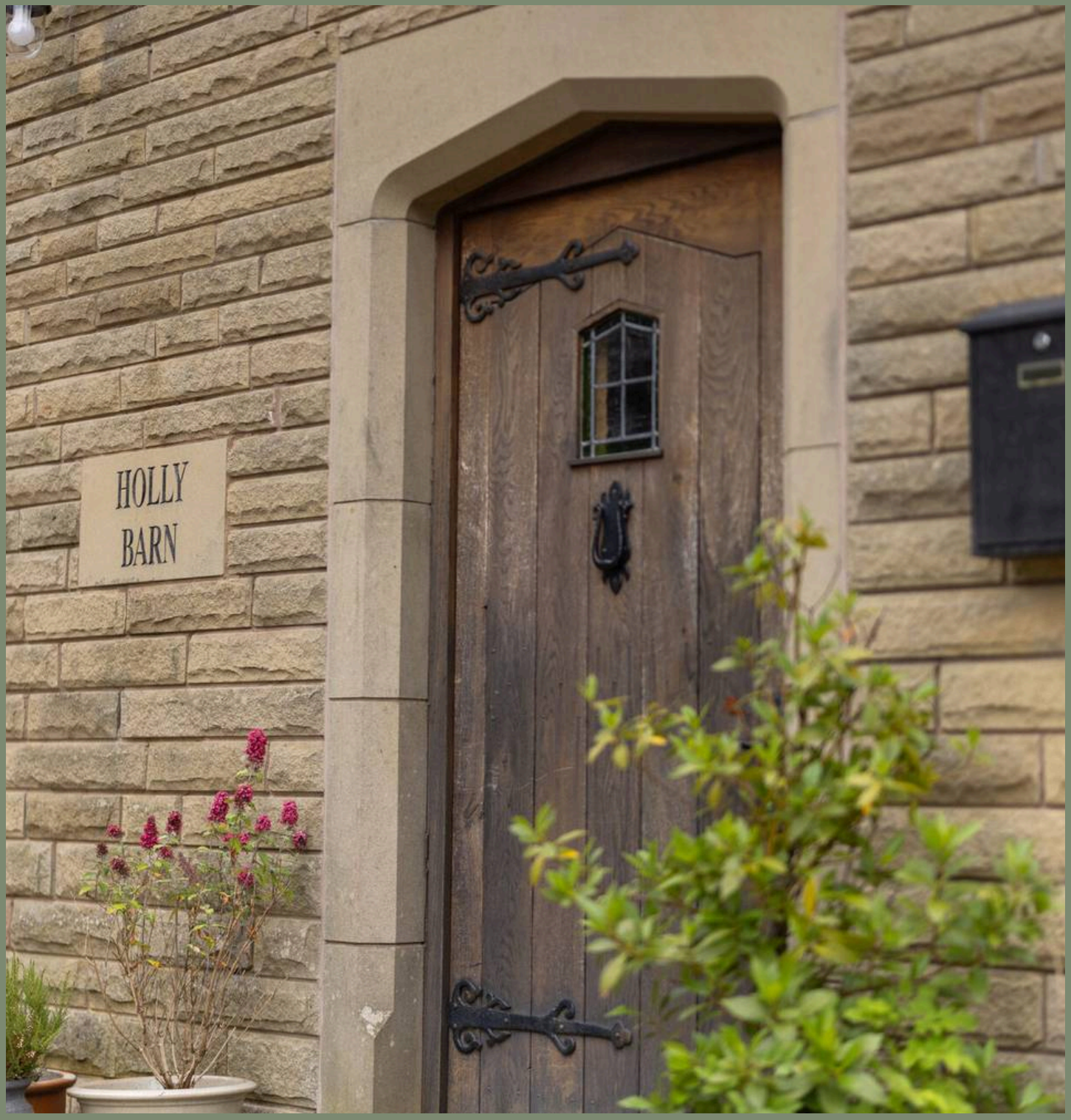
Three bedroom detached barn conversion in Mill Brow on the borders of Mellor & Marple Bridge featuring bespoke kitchen, study, ensuite, landscaped gardens, gated parking, no chain, and rural views.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Barn conversion in picturesque Mill Brow setting
- No seller chain
- Contemporary kitchen with island and integrated appliances
- Wealth of original character and features throughout - exposed beams, stonework and timber features
- Wood burning stoves to both floors
- Luxury bathroom and ensuite
- Study featuring Juliet balcony and countryside views
- Gated gravel driveway providing off-road parking
- Private landscaped gardens overlooking woodland and nearby stream
- Short stroll to the Hare & Hounds gastropub, countryside walks and Marple Bridge












ENGLAND
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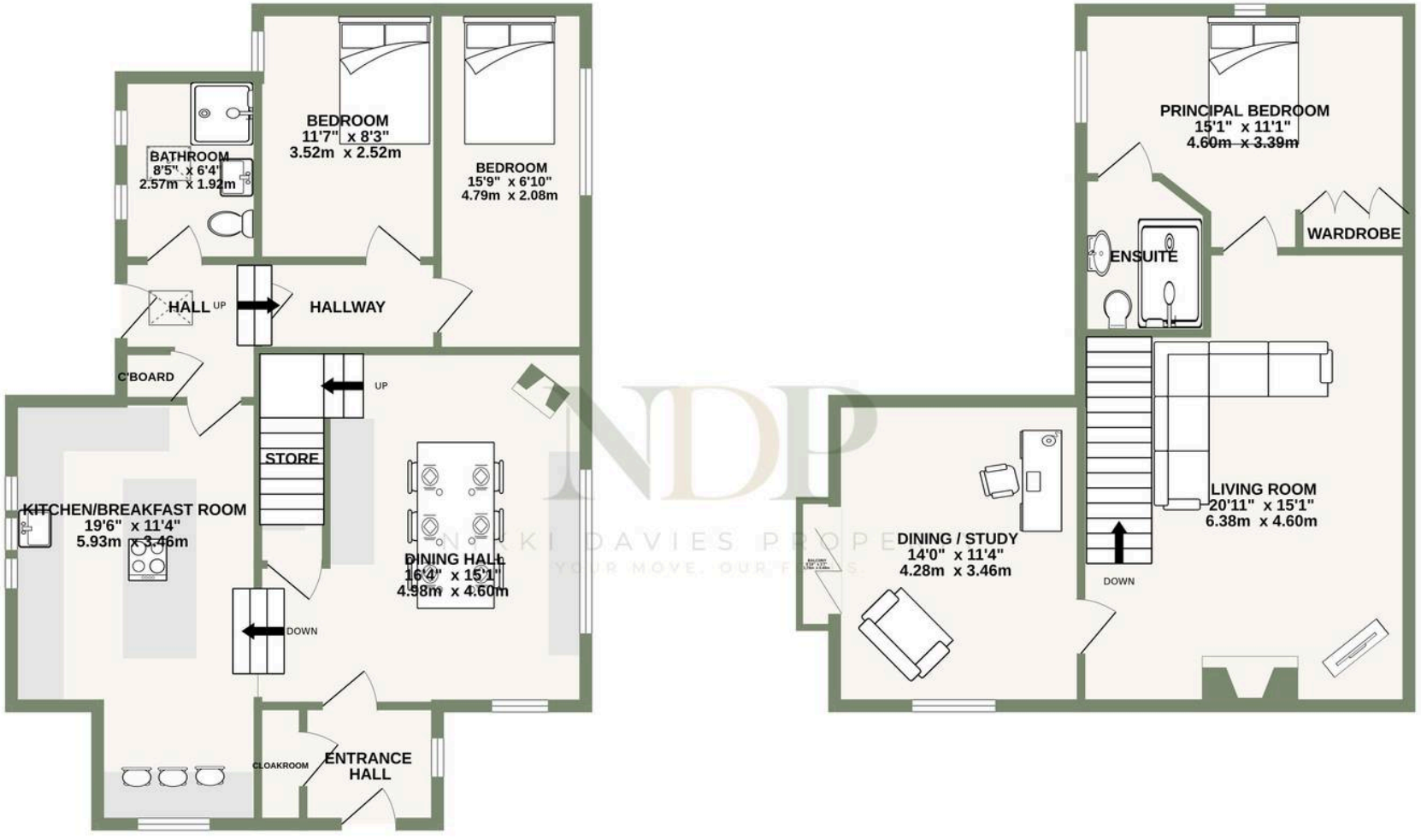






GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.

1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



HOLLY BARN, HOLLYWOOD ROAD, MELLOR, STOCKPORT SK6

TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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