



Compstall Road, Marple Bridge

 JARDINE
ESTATES



Compstall Road

Marple Bridge.

Welcome to this exquisite three-bedroom, two-bathroom property, a superb blend of period charm and modern elegance. From the moment you arrive, the property's classic stone façade and low-maintenance front garden, adorned with decorative plants, create a welcoming first impression.

Step through the traditional wooden door and you are greeted by a grand entrance hall, where decorative wall panelling sets a tone of sophistication. A carpeted staircase with elegant wainscoting leads to the upper level, ensuring the feeling of sophistication continues throughout this stunning home.

The main living spaces are thoughtfully designed to offer both comfort and style. The open plan lounge and dining area boast rich wood flooring, decorative mouldings, and are bathed in natural light from expansive windows. Here, built-in shelving flanks a charming fireplace, providing both a focal point and practical storage. The elegant dining area has space for a rustic wooden table and ample seating all complemented by decorative wall panelling and a large window that fills the space with sunlight. A feature fireplace and cosy seating nooks offer a homely retreat, perfect for both relaxing evenings and entertaining friends.





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The kitchen is a true highlight, crafted for modern living with sleek white cabinetry, integrated appliances, Quooker tap and herringbone flooring for a touch of warmth.

The generous breakfast bar is ideal for casual meals or relaxing breakfasts, while a comfy sofa is the perfect spot for guest to relax while you cook dinner.

French doors open directly onto the stone balcony, seamlessly blending indoor and outdoor spaces for morning coffee.

A large window above the contemporary sink frames enchanting views of the garden, making every culinary experience a delight.

The kitchen's vibrant accent wall adds personality, and the abundance of natural light creates a bright, uplifting atmosphere.

Downstairs is a spacious cellar which the current owners use as a utility and storage area.







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Upstairs, three beautifully appointed bedrooms each offer their own distinct style and comfort.

The Principal suite features elegant wallpaper, luxurious fitted wardrobes and a private en-suite bathroom with skylights and windows for a fresh, light-filled ambience.

The second double bedroom is equally inviting, with space for a double bed, fitted wardrobes and large windows flooding the rooms with natural light. The third bedroom is a generous single with space for a bed and a wardrobe. Thoughtful built-in storage ensures organisation and practicality throughout.

The bathrooms are designed for luxury and relaxation. The family bathroom boasts a freestanding bath-tub, walk-in shower with glass enclosure, and marble-effect tiles for a truly luxury experience.

On the third floor you will find the loft room with lots of room for storage and flooded with light from the Velux windows.





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Outside there is off road parking for two vehicles with an EV charging point.

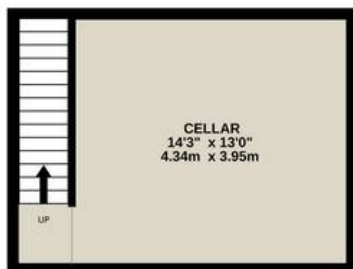
The enclosed landscaped garden is west facing with space for dining and relaxing.

The stone water feature adds a relaxing and gentle tone creating a place to linger and enjoy a glass of wine or two.

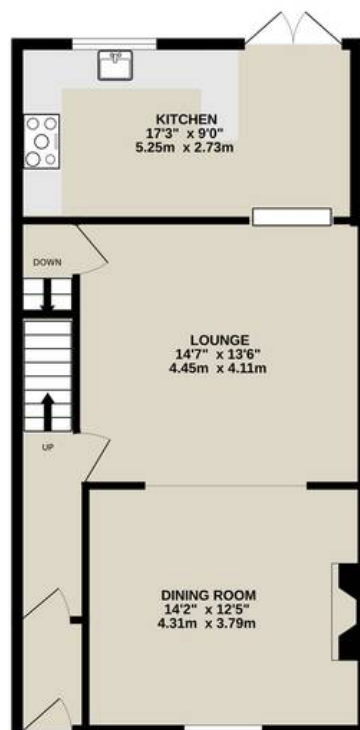




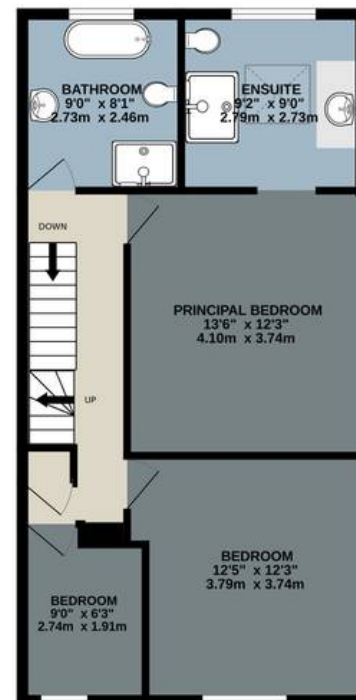
BASEMENT
223 sq.ft. (20.7 sq.m.) approx.



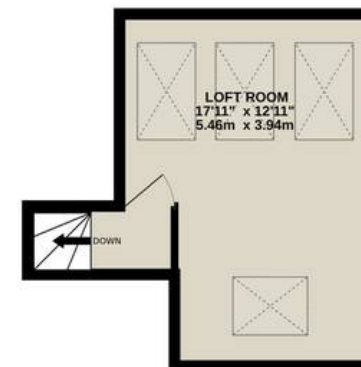
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.2 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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Marple Bridge is a vibrant village with a big heart, whether it's a quick drink with friends at the community owned Northumberland Arms or easy access into Manchester on the train from Marple station, this location has it all. For those with green fingers there are community owned allotments and just a 15-minute stroll away is the lovely Brabyns Park. Take the dog for a long walk and call at one of the many bars and bistros on the way home. For food and drink there is Libby's Bread & Wine, The Fold Bistro, a popular local independent spot on Town Street and Dutsons, a local deli and kitchen great for breakfast, lunch, or afternoon tea.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Period property with original features
- Modern kitchen with integrated appliances
- French doors with garden access
- Balcony for morning coffee
- Open plan living area
- Feature fireplaces
- Contemporary bathroom with freestanding bath and walk-in shower
- Landscaped private garden
- Driveway for two vehicles with EV charging point





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