



The Lodge, 530 Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

mosley jarman

The Lodge, 530 Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

£2,250 Per Calendar Month

- Bespoke development of five dwellings set on working farm
- Characterful detached cottage
- Finished to a high standard throughout
- Three bedrooms & two bathrooms
- Quality fitted kitchen with integrated appliances
- Gas central heating & double glazing
- Small private garden alongside communal areas
- Allocated parking for two cars
- EPC rating: B
- Council Tax band: F (Stockport)





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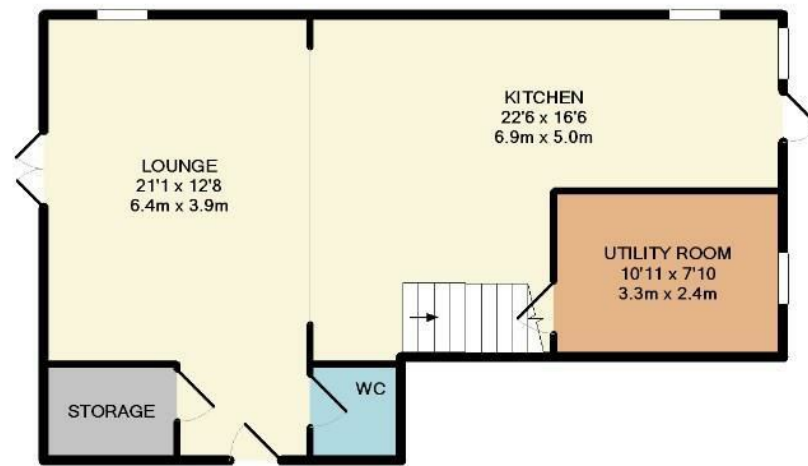
Per Calendar Month £2,250 Per Calendar Month

Set within the grounds of Hill Top Farm in Woodford, is this bespoke development of four stunning barn conversions in addition to a detached family home. The Lodge is the detached home within the development and has been finished to the highest of standards with care and attention being given to ensure that this property is in-keeping with the original barn conversions. There are thoughtful additions such as solid oak internal latch doors throughout the property and quality cottage style kitchen units with granite worktops and integrated appliances. Every double-glazed window gives you a different view of the surrounding farm and farmland and each dwelling has a small private garden area alongside communal pathways and lawn areas. Each of the properties comes with two allocated parking spaces, in addition to further visitor parking which is also provided. Warmed by gas fired central heating run from a combination hot water/central heating system. With every room offering charm and character and each of the properties being different, you'll know that living in The Lodge will be something unique and with accommodation arranged over two levels which briefly comprises: A delightful open-plan living area leading through to the fabulous kitchen area. Also provided on the ground floor is a downstairs, wc, small storage cupboard and utility room. On the first floor a landing opens into three generous sized bedrooms (main bedroom with ensuite) and family bathroom. UNFURNISHED. AVAILABLE: 1st of September 2025

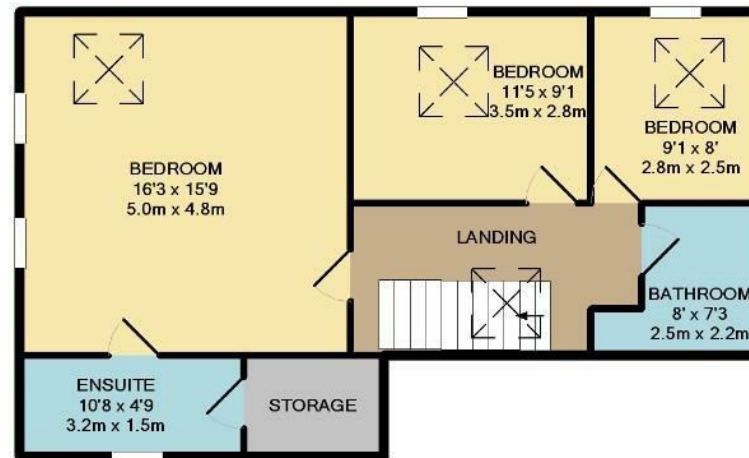
IMPORTANT INFORMATION

Parking - Two allocated parking spaces to the front of the property, Additional visitor parking is also available on the farm
 Garden - A charge of £45 per month is made by the landlord for maintaining the gardens
 Heating - Gas central heating (LPG Calor Gas)
 Mains - Gas (LPG Calor Gas, own meter, so billed as per usage), Electric (supplier is E-on) and Water (Private supply on farm, billed as per usage)
 Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three
 Mobile providers - EE, O2, Three and Vodafone
 *Broadband and mobile providers information taken from the Ofcom mobile and broadband checker





GROUND FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1308 SQ.FT. (121.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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