

mosley jarman

The Dairy, 522 Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

£2,450 Per Calendar Month

- Heating Gas central heating
- EPC rating B (83/105)
- Council Tax Band F (Stockport)
- Refuse Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- **Flood risk Very Low (Surface water)
- Water meter TBC
- *Broadband Openreach.
- *Mobile Limited coverage by Three. Likely coverage by EE, O2, and Vodafone.
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK
- All residents make a £45 monthly payment to the landlord to contribute to the upkeep of the gardens









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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 Dairy has been converted to the highest of standards with care and attention being given to the retention of the original barn features, such as thick stone walls and vaulted ceilings to the first floor. In keeping with the feel of the property, there are also thoughtful additions such as solid oak internal latch doors throughout the property and quality cottage style kitchen units with granite worktops and integrated Bosch appliances.

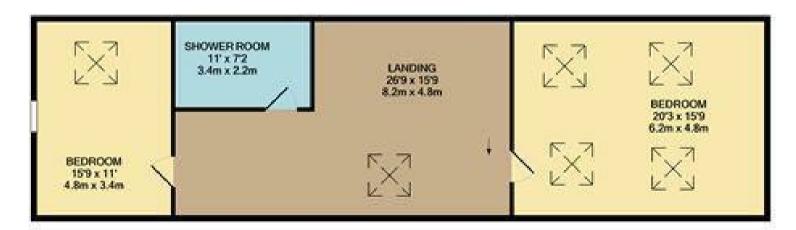
Every double-glazed window gives you a different view of the surrounding farm and farmland and each dwelling has a small private garden area alongside communal pathways and lawn areas. Each of the properties comes with two allocated parking spaces, in addition to further visitor parking which is also 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 Dairy steeped with character will be your unique place within a rural setting. The accommodation arranged over two levels briefly comprises: Hallway, downstairs WC, double bedroom with ensuite and walk-in wardrobe. An open-plan family dining room/kitchen is an ideal entertaining place, which in turn leads through to a light and airy living room with Bi-fold doors leading out to a raised decking area. On the first floor a landing provides access to two further double bedrooms and shower-room with step-in shower cubicle. AVAILABLE: 7th JULY 2025. UNFURNISHED







GROUND FLOOR APPROX. FLOOR AREA 306 SQ FT. 894.1 SQ.M.1



11/1ST FLOOR: APPROX. FLOOR AREA 915 SQ FT 485 0 SQ M I

TOTAL APPRIOX: FLOOR AREA 1821 SQ.FT. (169.2 SQ.M.)

Sthitst every attempt has been made to ensure the accuracy of the foor pion contained here, ineasurements of doors, windows, rooms and any other fierns are approximate and no responsibility is fatien for any error. pression, or was stanement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This services, système and appliances shown have not been tested and so guarantee as to their operability or efficiency can be given. Made with Messages 60000









