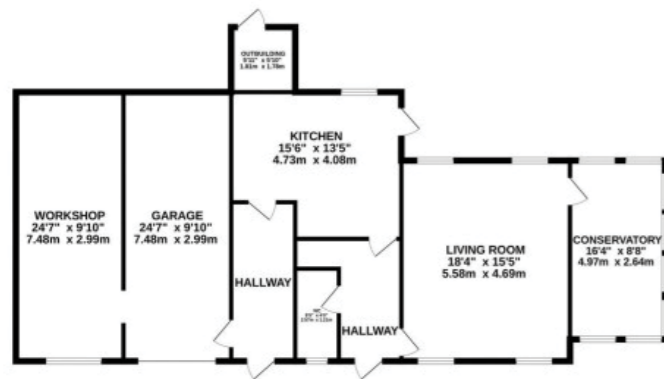


ANDERTON COTTAGE

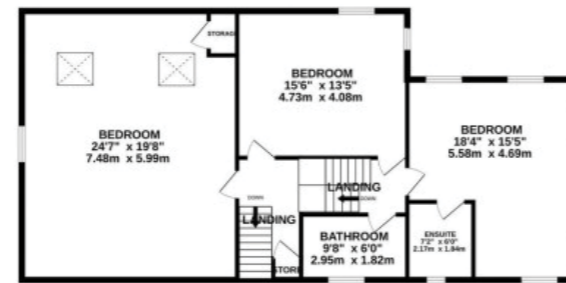
Rowarth, High Peak

£585,000

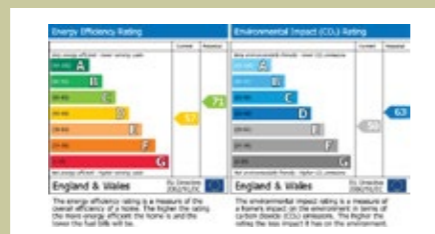
GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
1145 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA: 2466 sq.ft. (229.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



Charming detached stone house with 3 bedrooms, 2 bathrooms, 2 receptions, farmhouse kitchen, conservatory, landscaped garden, garage, period features, vaulted ceilings, and countryside views.
Aprox 1.5 acres of grazing land nearby available by negotiation.

GASCOIGNE HALMAN

- Period stone construction
- Private garden
- Garage and Workshop
- Off-road parking (paved driveway)
- Exposed wooden beams throughout
- Stone fireplace with wood-burning stove

- Countryside views
- Traditional farmhouse kitchen
- Conservatory with garden access
- Vaulted ceilings with skylight windows
- Approx 1.5 Acres nearby may be available by negotiation

£585,000

ANDERTON COTTAGE

Rowarth, High Peak



This charming detached period stone house offers a rare blend of rustic character and modern comfort, set against a picturesque countryside backdrop. The property boasts three generously sized bedrooms, two beautifully appointed bathrooms, and two inviting reception rooms, each adorned with classic features such as exposed wooden beams and large windows that flood the interiors with natural light. The spacious living areas are complemented by cosy stone fireplaces with wood-burning stoves, creating a warm and welcoming atmosphere ideal for relaxation and entertaining. The farmhouse-style kitchen is in keeping with the character of this fantastic home and includes, farmhouse sink, wooden countertops, (sadly the Rayburn Stove is

currently not working but the new owner could look into having this repaired) and built-in shelving, while the adjoining dining area provides a delightful space for family meals. A bright conservatory offers garden views and seamless indoor-outdoor living, making this home perfect for those seeking tranquility and comfort. The property is further enhanced by a suite of desirable additional features designed for modern living. A landscaped garden with mature hedges and a charming stone wall provides a private oasis for outdoor entertaining or quiet reflection, while a spacious stone patio offers breathtaking views of the rolling countryside. Off-road parking is plentiful, with a paved driveway and a substantial garage ensuring convenience and security. Multiple rooms benefit from vaulted ceilings and skylight or Velux windows,

increasing the sense of space and maximising natural light. The property's proximity to nature, extensive outdoor seating areas, and the conservatory's direct garden access make it an exceptional choice for those who value both privacy and connection to the outdoors. This unique home, with its blend of period charm and practical modern features, promises a truly inviting and comfortable lifestyle.

LOCATION

Rowarth is a pretty hamlet nestling in the Derbyshire hills above Mellor. Marple Bridge caters for most day to day requirements whilst nearby Marple and New Mills offer a wide range of shops, restaurants, educational and recreational facilities. For the commuter both the Marple and New Mills 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

Sat-Nav: SK22 1EB

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

High Peak Borough Council. Tax Band: B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN