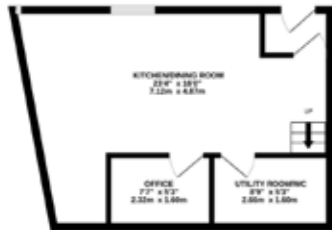


6 BUXTON OLD ROAD

Disley

£289,950

GROUND FLOOR  
349 sq.ft. (32.3 sq.m.) approx.



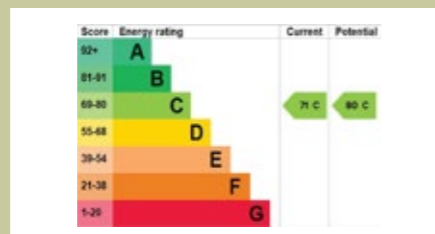
1ST FLOOR  
276 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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 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



GASCOIGNE HALMAN

An impressive Grade II listed 18th century home full of character and charm enjoying a fantastic position in the heart of Disley village, offering spacious accommodation set out over three floors, a courtyard garden, and with all of the amenities on your doorstep.

- GRADE II LISTED 18th CENTURY PROPERTY
- CENTRAL VILLAGE LOCATION
- ACCOMMODATION OVER 3 FLOORS
- IMPRESSIVE GROUND FLOOR KITCHEN/DINING ROOM
- OFFICE, UTILITY/DOWNSTAIRS WC

- TWO BEDROOMS, BATHROOM
- LARGE SECOND FLOOR LIVING ROOM WITH GLORIOUS PERIOD FEATURES
- COURTYARD GARDEN TO THE FRONT

£289,950

6 BUXTON OLD ROAD

Disley



**DESCRIPTION**

Nestling in the heart of Disley village, yet tucked away from the road, this charming period property offers spacious and flexible accommodation which is bound to appeal.

The internal accommodation is set out over three floors and briefly comprises; internal porch, open plan kitchen/dining room, home office, and utility/downstairs WC. There are two bedrooms to the first floor, a family bathroom, and storage. The magnificent light and spacious lounge is situated on the 2nd floor and boasts feature exposed beams and rafters with a high apex ceiling which certainly gives this home the wow factor.

Externally, the property is accessed from Buxton Old Road via a stone flagged pathway which in turn leads to the courtyard garden to the front of the property.  
PLEASE NOTE: We are advised by the Sellers that a parking permit can be obtained from the Ram's Head Public House to use the car park. The 12 month permit has been paid for in advance (commencing January 2026) and we are instructed this is transferable on sale of the property.

**LOCATION**

Disley caters for most day to day requirements and is located close to the well known Lyme Hall Estate. A wider range of shops, restaurants, educational and recreational facilities can be accessed at New Mills, Marple and Poynton. For the commuter, Disley station offers services to Manchester city centre, the A555 Airport relief road is within easy reach and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

**DIRECTIONS**  
POSTCODE: SK12 2BB

**TENURE**

Leasehold for a term of 999 years from 3rd January 1770 subject to a ground rent of £0.30 pa. To be confirmed by Solicitors.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Cheshire East. Council Tax Band : D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN