



Wall End, Coppice Lane, Disley, SK12

OIRO **£800,000**

Impressive Detached
Utility Room

Four/Five Bedrooms
Double Garage

NO CHAIN
Ample Driveway

Set in Approx 2/3 Acre adjoining Lyme Park
Majority uPVC Double Glazed

Two Bathrooms, Downstairs W.C.
Potential for Loft Conversion

Tenure: Freehold, Council Tax: G, EPC Rating: G Option for a Self Contained Flat

Ian Tonge Property Services are delighted to market for sale this impressive detached residence, nestled in the sought-after location of Wall End on Coppice Lane, Disley. **NO CHAIN.** Beautifully situated within the picturesque Cheshire East countryside, the property benefits from its proximity to scenic walking routes, whilst still being conveniently connected to local amenities and transport networks.

The ground floor welcomes you with an inviting entrance hall leading to an impressive array of four reception rooms, each offering flexible use for family living, entertaining or working from home. From the formal sitting room to the family lounge and two spacious dining areas, the design encourages effortless flow between the indoor spaces. The ground floor also includes a bedroom, bathroom and sitting room allowing for a self contained flat which over looks the rear garden. In the main part of the property lies the fitted kitchen with ample storage and workspace leading through to utility room.

Upstairs are three/four generously proportioned bedrooms, including a substantial master suite and separate family bathroom. Each bedroom benefits from pleasing outlooks over the surrounding gardens or countryside, enhancing the sense of tranquillity this home offers. The loft is accessed via a pull down ladder and offers an excellent opportunity for conversion.

Externally, the property boasts a private, landscaped garden offering a mix of lawn and patio areas, ideal for outdoor entertaining or simply enjoying the peaceful setting. A sizeable driveway provides ample off-road parking, contributing to the overall functionality of the home.

Despite its idyllic location, the property remains well-connected. Local amenities include a range of independent shops, cafés, and everyday essentials in the heart of Disley village, with larger supermarkets available in nearby Hazel Grove and Stockport, approximately a 15-20 minute drive. Families will appreciate excellent options for schooling, including both primary and secondary institutions within close driving distance. Leisure facilities such as golf clubs, fitness centres and scenic parks are all accessible nearby.

For commuters, Disley train station is conveniently located less than a mile away, providing regular services to Manchester and Buxton. Additionally, Stockport Railway Station—offering access to mainline services across the country—is within 10 miles. Manchester Airport is approximately a 25-minute drive, making national and international travel straightforward.

In summary, this remarkable home at Wall End combines a generous internal layout with a tranquil semi-rural setting and excellent accessibility, making it an outstanding opportunity for families seeking space, comfort and convenience in one of Cheshire East's most attractive locations. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Entrance Porch

4'5" (1m 34cm) x 3'8" (1m 11cm)

Glazed entrance door with glazed side panels leading to glazed door to hallway.

Entrance Hallway

4'9" (1m 44cm) x 16'11" (5m 15cm)

With stone flagged floor, wood panelling to walls providing ample storage/cloakroom area, electric heater.

Downstairs W.C

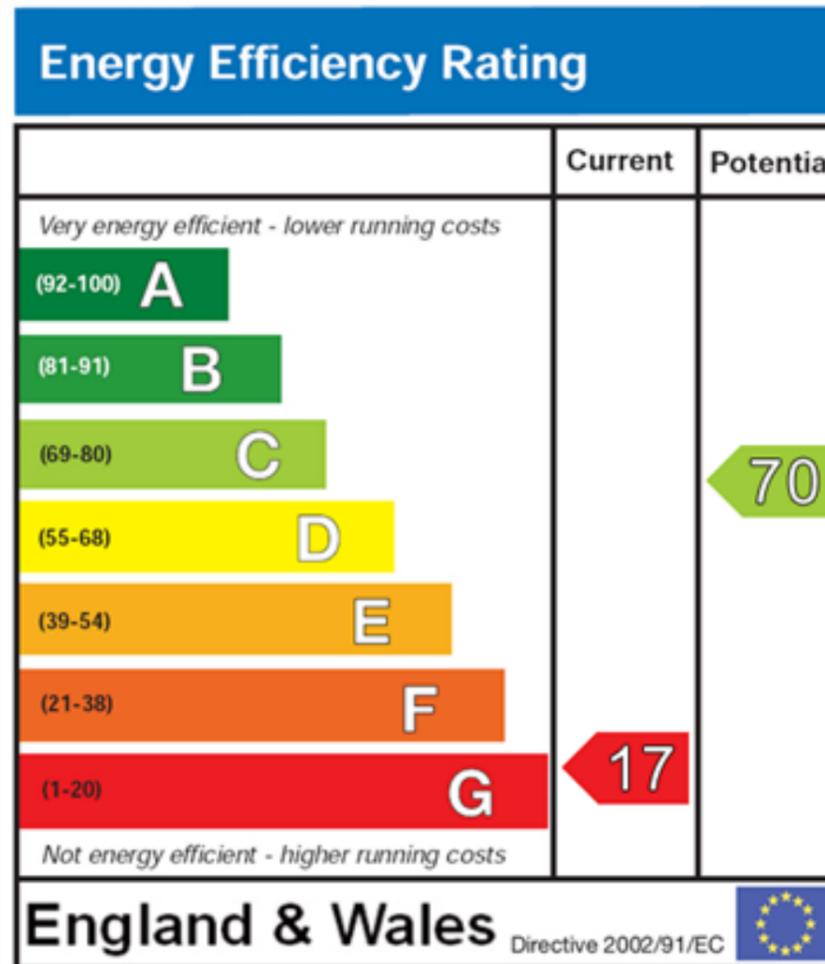
4'3" (1m 29cm) x 2'8" (81cm)

Double glazed window to front aspect, low level W.C, hand wash basin.

Reception Room/Dining Room

13'10" (4m 21cm) x 11'6" (3m 50cm)

uPVC double glazed window to front aspect, stairs leading to first floor, two electric heaters, paneling to one wall, laminate flooring.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Family Living Area

19'4" (5m 89cm) x 22'6" (6m 85cm)

Two double glazed timber doors leading out to garden area, two uPVC double glazed windows to side aspect,

living flame effect gas fire with decorative stone surround, two electric heaters.

Living Area

13'4" (4m 6cm) x 8'8" (2m 64cm)

Aluminium sliding doors leading to garden area, electric heater. Sliding door giving access to kitchenette.

Downstairs Bedroom

6'8" (2m 3cm) x 7'9" (2m 36cm)

Glazed window to side aspect, electric heater.

Downstairs Bathroom

6'2" (1m 87cm) x 7'9" (2m 36cm)

Fitted three piece suite comprising of:- paneled bath with shower over, vanity sink unit with storage, low level W.C. Fully tiled walls and floor, heated towel rail.

Kitchen

13'1" (3m 98cm) x 6'9" (2m 5cm)

uPVC double glazed window to front aspect, fitted range of wall and base units with worksurfaces incorporating stainless steel sink and drainer. Space for electric cooker and hob with canopy extractor over, space for dishwasher, space for tall fridge/freezer, access to utility room.

Dining Room

12'7" (3m 83cm) x 9'7" (2m 92cm)

uPVC double glazed window to rear aspect, electric heater.

Utility Room

6'8" (2m 3cm) x 7'2" (2m 18cm)

Double glazed window to front aspect, plumbing for automatic washing machine, space for tumble dryer, tiled floor, access to side elevation.

Boiler Room

4'0" (1m 21cm) x 8'7" (2m 61cm)

Access from the outside, secure boiler room housing gas boiler and water tank.

Landing

13'8" (4m 16cm) x 7'5" (2m 26cm)

Feature uPVC double glazed window to front aspect, access to loft void via pull-down ladder.

Bedroom One

20'0" (6m 9cm) x 9'0" (2m 74cm)

Two uPVC double glazed window to rear aspect, feature archway leading to walk-in dressing area, electric heater.

Bedroom Two

12'11" (3m 93cm) x 8'10" (2m 69cm)

uPVC double glazed window to rear aspect, range of mirrored wardrobes to one wall, electric heater.

Bedroom Three

7'8" (2m 33cm) x 7'5" (2m 26cm)

uPVC double glazed window to front aspect, floor to ceiling storage cupboards to one wall, electric heater.

Bathroom

12'9" (3m 88cm) x 7'6" (2m 28cm)

Large glazed obscure window to side aspect, small uPVC double glazed window to front aspect. Four piece fitted suite comprising of:- panelled bath, glazed shower cubicle, vanity hand wash basin, low level W.C. Heated towel rail, fully tiled walls and floor.

Outside

Occupying an enviable plot of approximately two-thirds of an acre, the property enjoys expansive gardens and far-reaching views across the surrounding countryside. The rear garden features a stone-paved patio overlooking a generous lawn bordered by mature trees, established planting, and shrubs. Additional highlights include a greenhouse and a tiered vegetable terrace. To the front, a substantial hardstanding driveway provides ample parking and leads to the double garage.

Double Garage

20'2" (6m 14cm) x 14'10" (4m 52cm)

Up and over garage door, windows to side aspects, power and lighting, access doors to both sides. Cold water tap.



