



## The Studio, 5 Edgeley Fold, Edgeley, Stockport, SK3 9RG

Offers In Excess Of £80,000

- CASH BUYERS ONLY
- DATES BACK TO 1795
- CONSERVATION AREA
- NO CHAIN
- WALLED GARDEN
- PARK/RESERVOIR LOCATION
- FORMER STABLES
- RAISED BED DECK



## 5 Edgeley Fold, Stockport SK3 9RG

CASH BUYERS ONLY. A delightful and incredibly quirky studio cottage converted from stables, dating back to 1795, in the Alexandra Park Conservation Area. This bijoux studio unit has a private walled garden, comes with patio doors off the lounge and features an open plan raised bed deck above. Separate kitchen and shower room. NO CHAIN.



Council Tax Band: A



## DELIGHTFUL STUDIO COTTAGE

There is a long history behind this home, it begins with Edgeley House, home to the influential Sykes family dating back to 1795. Sadly, all that remains today are the old stables to the home, now converted into private residences and forming part of the Alexandra Park Conservation Area with the stunning Sykes Reservoir and wild life sanctuary adjacent.

Sit within a walled garden, this bijou studio unit is as niche as it gets. Its wonderfully private and with its walls of glass looking out onto the courtyard it becomes a tiny oasis, hidden from view. It takes minutes to view and even less time to appreciate... There's a studio lounge with an open mezzanine bed deck above, separate fitted kitchen, three piece shower room and that is it. At 176 sq ft it is the smallest home we have ever sold but it has got the biggest heart and it's uniqueness is simply unrivalled.

It would make a great investment or an ideal starter home if you want to help the kids out.

Please note that it is not deemed a suitable security for mortgage lending purposes.

## THE ACCOMMODATION COMPRISES

### LOUNGE

11' 10" x 11' 0"

TV aerial point. Built in shelving. Fixed ladder to bed deck. Fitted spotlights. Black electric wall mounted heater. Double glazed window and double glazed patio doors.

### KITCHEN

6' 10" x 5' 2"

A range of base, wall, drawer units with contrasting worktops and tiled splash backs.

Inset stainless steel sink unit with mixer tap. In-built electric oven and spaces for both a washing machine and a fridge. Inset spotlights.

### SHOWER ROOM

7' 0" x 3' 7"

Fully tiled shower room with Triton electric shower with shower rail and curtain. WC. Pedestal wash hand basin. Fitted shelving. Creta wall heater. Inset spotlights. Quarry tiled floor.

### OPEN PLAN BED DECK / MEZZANINE

10' 3" x 3' 8"

Fitted spotlight.

### EXTERNAL

L shaped enclosed courtyard with high white washed walls. Stone chipped section with pebbled garden and raised garden beds and stone paved inserts.

### TOOLSHED

10' 3" x 3' 8"

Light and power.

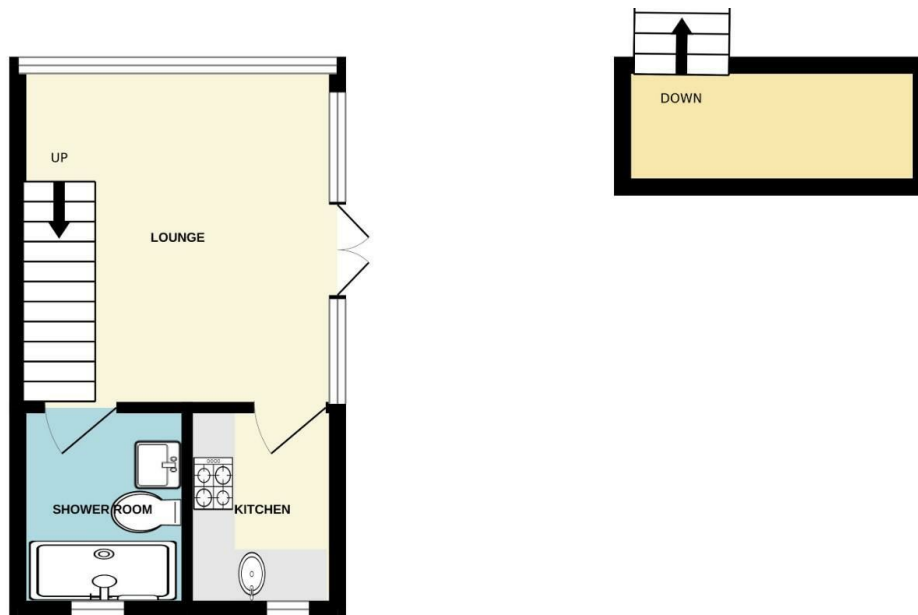




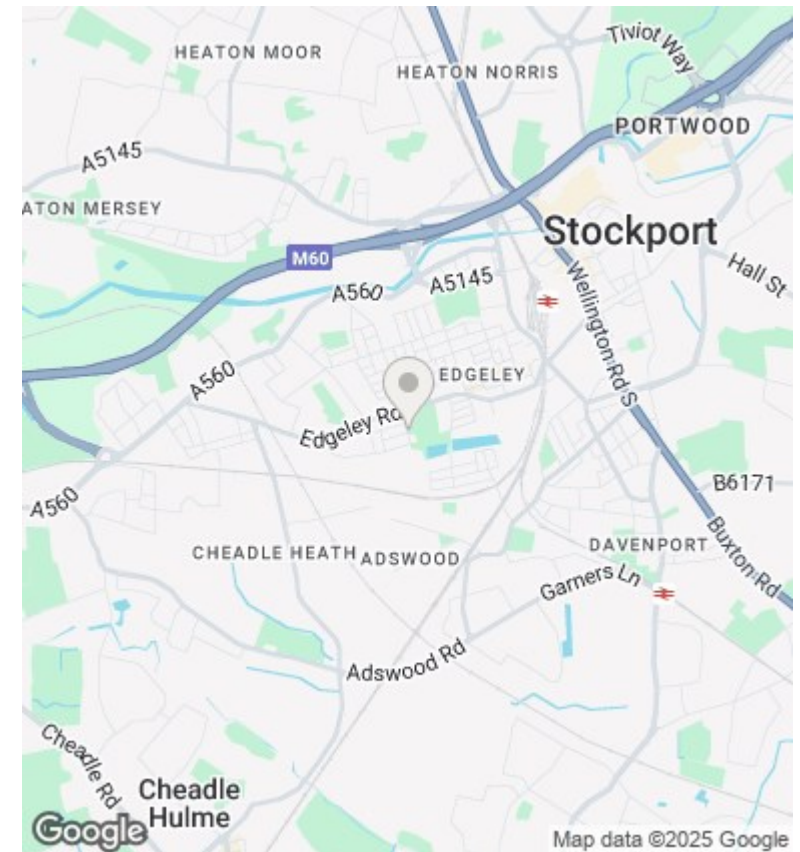








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

A

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92-plus) <b>A</b>                          |  | <b>87</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| EU Directive 2002/91/EC                     |   |           |
| England & Wales                             |   |           |