



RESERVOIR ROAD
WHALEY BRIDGE



Reservoir Road SK23 offers six unique, exclusive and substantial detached homes with the very best in contemporary luxury living together with a blending of bespoke design and the highest quality fixtures and fittings.



This inspirational development by Mellor Homes is situated on one of the finest locations close to the popular picturesque Peak District Town of Whaley Bridge offering shops, cafes and restaurants, schools, historic canal basin and most importantly frequent train links to Manchester City centre and beyond. There are additional public transport links with a regular bus link direct to Manchester International Airport.

This development will offer a mix of two unrivalled Victorian style designs which will be built in contrasting stone and accommodation will be arranged over three levels, specifically designed for family living. Each design will have contemporary living/dining/kitchens with access to a generous garden space.



Peak District location
Thriving community
Excellent choice of schools
Direct rail links

Whaley Bridge is a picturesque village nestled in a wooded valley within the Peak District. Standing since the 13th century, it became a coal mining and later a cotton town, prospering and growing as part of the Industrial Revolution. Nowadays it is the gateway to the wonderful scenery of the Goyt Valley and the Peak Forest canal, as well as a thriving community with a developed sense of history and regular traditions and events. Look out for the colourful narrow boats around the town's canal basin, which is now a conservation

area. Although Whaley Bridge has the feel of a rural retreat, there are first class public transport links to major towns and cities including Manchester and Sheffield.

A direct rail link to Manchester Piccadilly makes commuting painless. London can be reached in two-and-a-half-hours and Manchester Airport in just half an hour. Whaley Bridge is an excellent choice for families, providing great village primary schools including Peak School, Buxworth School and Furness Vale Primary school,

and a popular and successful secondary school in the nearby town of Chapel-en-le-Frith, which is the capital of the High Peak. Secondary students also travel further afield to New Mills School and Hope Valley College, as well as private schools King's in Macclesfield and Stockport Grammar School.

Rural leisure opportunities are unsurpassed in the area. You will find the Grade II listed transhipment shed and well-kept towpaths which allow leisurely walks to the

neighbouring villages of Bridgemont and Buxworth. The area is a haven for outdoor pursuits including walking, cycling and horse riding with excellent bridleways. Toddbrook Reservoir sits above the town which provides a tranquil setting for sailing and fishing and is on the doorstep to this development.

Within the village there is a wonderful array of local public houses, restaurants and cafes. There are also excellent day to day shopping facilities including a Tesco, and a monthly

Farmers Market selling fine wines, food and gifts. Local traditions include a Rose Queen Festival and Carnival, Water Weekend celebrating Whaley Bridge's connections with local canals and waterways, and Well Dressing, a traditional Derbyshire event which involves decorating the local well with ornamentation including flowers and collages.

Homes within the Peak District vary substantially from quaint cottages, large farmhouses, Victorian and Edwardian

homes and more up to date modern developments. The majority of the properties are built in traditional stone and many enjoy panoramic scenery. Anybody looking to move to this area will not be disappointed with the breath-taking scenery and the excellent facilities that are available. This is a beautiful rural town within touching distance of the Manchester metropolis and well equipped with modern amenities and facilities.



Dovestone | Langsett | Errwood | Ashford

Lower Ground Floor

Kitchen/Diner	27'5 x 12'1	8.4m x 3.7m
Cloaks/WC	10'1 x 6'3	1.9m x 3.1m
Utility	6'8 x 3'2	2.1m x 1.0m
Potential Media Room	27'5 x 13'1	8.4m x 4.0m

Ground Floor

Family Room	27'5 x 12'1	8.4m x 3.7m
Cloaks/WC	8'2 x 3'2	2.5m x 1.0m
Bedroom 5/ Study	11'4 x 10'4	3.5m x 3.0m

First Floor

Master Bedroom	14'7 x 11'4	4.5m x 3.5m
En-Suite	9'8 x 3'9	3.0m x 1.2m
Bedroom 2	12'1 x 12'1	3.7m x 3.7m
Bedroom 3	15'4 x 11'4	4.7m x 3.5m
Bedroom 4	14'4 x 11'4	4.4m x 3.5m
Family Bathroom	9'8 x 6'5	3.0m x 2.0m

Garage	18'7 x 9'8	5.7m x 3.0m
--------	------------	-------------



Lower Ground Floor



Ground Floor



First Floor



Rutland | Torside

Lower Ground Floor

Kitchen/Diner	19'3 x 12'7	5.9m x 3.9m
Cloaks/WC	6'5 x 3'2	2.0m x 1.0m
Utility	7'2 x 6'6	2.2m x 2.0m
Potential Media Room	27'5 x 13'1	8.4m x 4.0m

Ground Floor

Family Room	22'6 x 12'7	6.9m x 3.9m
Cloaks	6'5 x 4'5	2.0m x 1.4m
WC	11'4 x 4'5	3.5m x 1.4m
Bedroom 4/ Study	14'1 x 11'8	4.3m x 3.6m

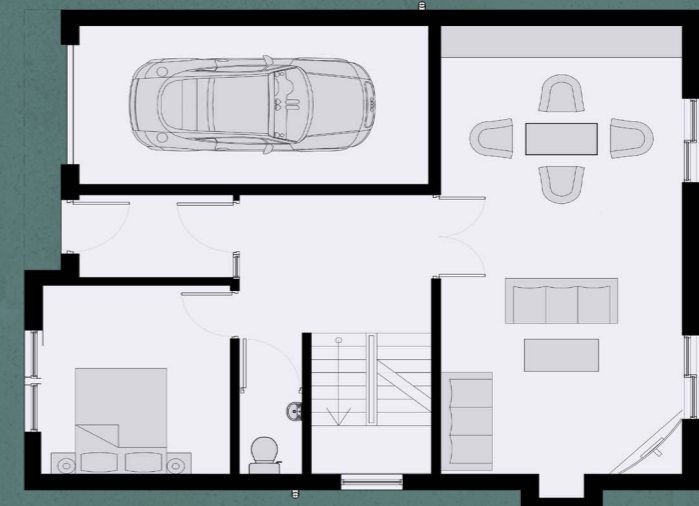
First Floor

Master Bedroom	13'4 x 12'7	4.1m x 3.9m
Dressing Room	8'8 x 8'8	2.7m x 2.7m
En-Suite	8'8 x 3'9	2.7m x 1.2m
Bedroom 2	13'7 x 11'8	4.2m x 3.6m
Bedroom 3	10'8 x 10'4	3.3m x 3.2m
Family Bathroom	8'8 x 6'5	2.7m x 2.0m

Garage	19'0 x 9'8	5.7m x 2.9m
--------	------------	-------------



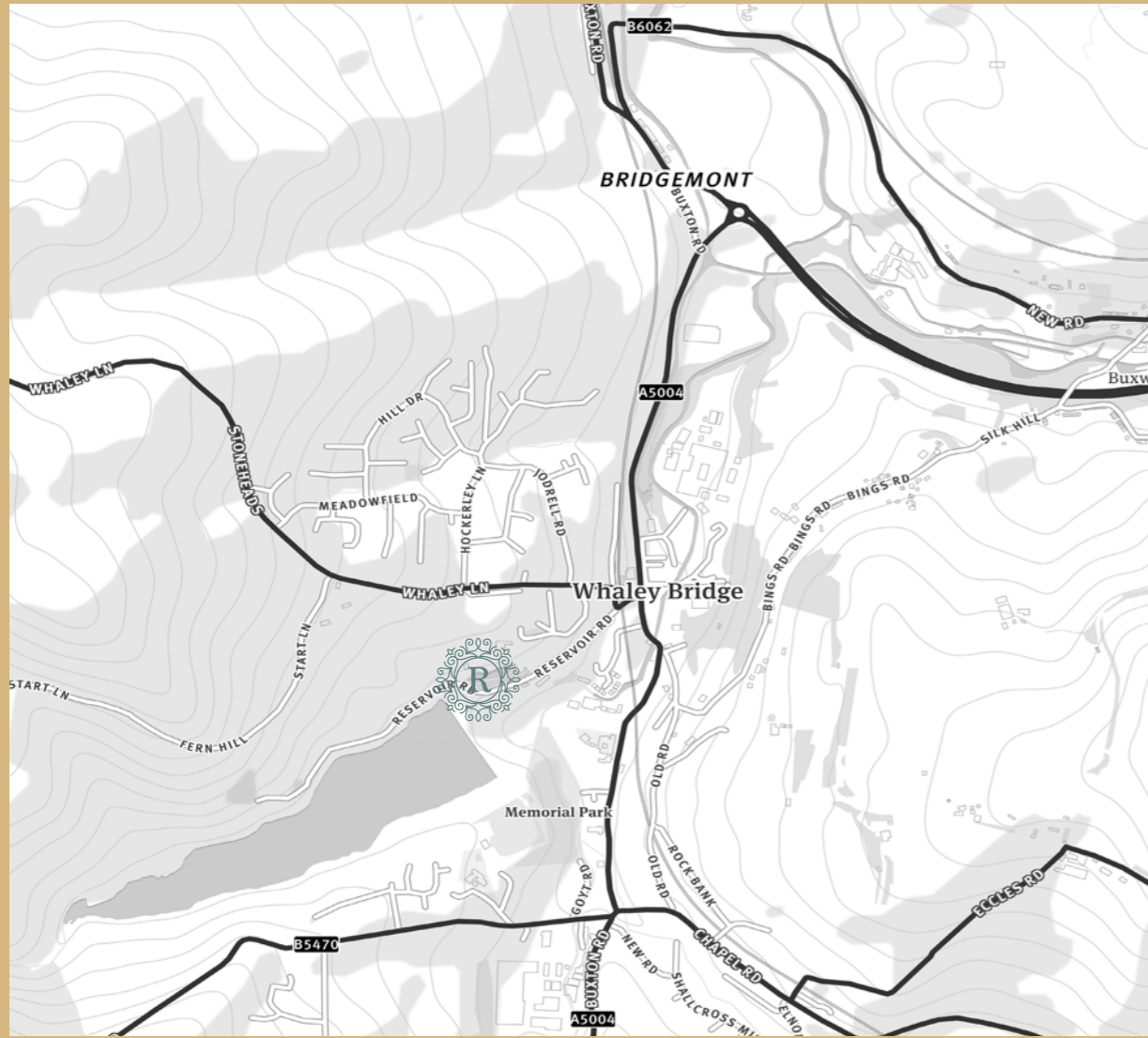
Lower Ground Floor



Ground Floor



First Floor



1. Dovestone
2. Langsett
3. Errwood
4. Ashford
5. Rutland
6. Torside



The accommodation is arranged over three floors specifically designed for family living. At ground floor level, the space opens up to seamlessly flow to the outside spaces and landscaped gardens.

General

- Contemporary Black PVC A rated windows
- Aluminium Bi-Fold doors
- Glass Juliette Balconies
- Highly thermally efficient
- Solid fuel compatible chimney to the family kitchen
- Wood burner compatible
- 10-year Insurance backed warranty
- Gas fire point to the family room

Kitchen

- Contemporary handle less high gloss units
- Corian style worktops
- Soft close to all unit doors and drawers
- Integrated NEFF appliances
- Tiles floor with underfloor heating

Bathrooms & En-suites

- Bespoke contemporary designs
- Vitra Sanitaryware
- Hansgrohe taps
- Backlit mirrors
- Chrome towel rails
- Tiled floors and walls

Electrical

- LED downlighters to kitchen and bathrooms
- Chrome faced plated to communal areas
- USB charging points
- Line of sight broadband with high upload and download speeds
- Pre wired digital tv points throughout

Mechanical

- *A* rated Valliant system boiler with high pressure storage cylinders
- Underfloor heating to lower ground floor
- Thermostatically controlled radiators throughout
- Chrome dual fuel radiators to bathrooms

External

- Contemporary downlighters
- Fully landscaped gardens
- Blocked paved driveways
- Indian stone paving
- Two allocated car parking spaces

Bathroom

- Bespoke contemporary designs
- Vitra Sanitaryware
- Hansgrohe taps
- Backlit mirrors
- Chrome towel rails
- Tiled floors and walls

Safety & Security

- Mains powered smoke and heat detectors
- Insurance approved alarm system
- Insurance approved lockable windows

The Architecture is inspired by the classic lines of the Victorian era. The house types are individually designed internally and externally with carefully selected materials giving the Development an air of classic authenticity.



RESERVOIR ROAD
WHALEY BRIDGE

Mellor Homes enjoys a considerable reputation as a professional developer of exceptionally designed and constructed family homes. Our developments are all carefully selected locations around Manchester and the surrounding areas.

Set on a foundation of many years of experience in the construction of bespoke family homes. Our Focus always being on contemporary designs and high-quality finishes.

Mellor Homes work with some of the best known Architects in Manchester and have a reputation for contemporary designs, classic material choices and a high-quality finish both internally and externally.

Mellor Homes,
69 Lower Fold, Marple Bridge, SK6 5DU
t. 0161 449 9903

All enquiries

GASCOIGNE HALMAN

15 Market Street, Whaley Bridge, High Peak
SK23 7AA
t. 01663 719500
e. whaley@gascoignehalman.co.uk

These are CGI images and the materials and external appearance may vary. The room specifications Stated here are approximate and the information given is for general guidance only. You should check the exact sizes in your own property before buying floor coverings and furniture etc. Services and appliances have not been tested and you are advised to make your own enquiries and/or inspections.