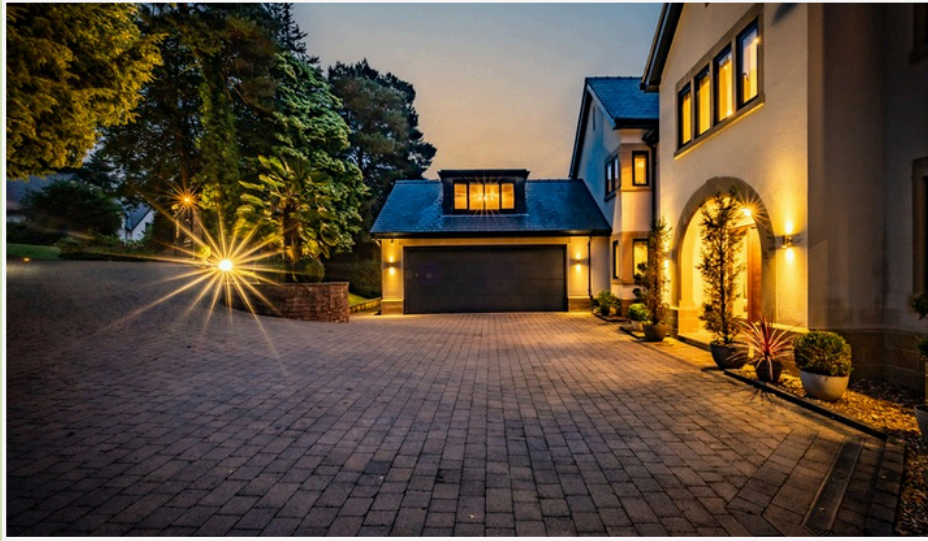




LYME EDGE
DISLEY



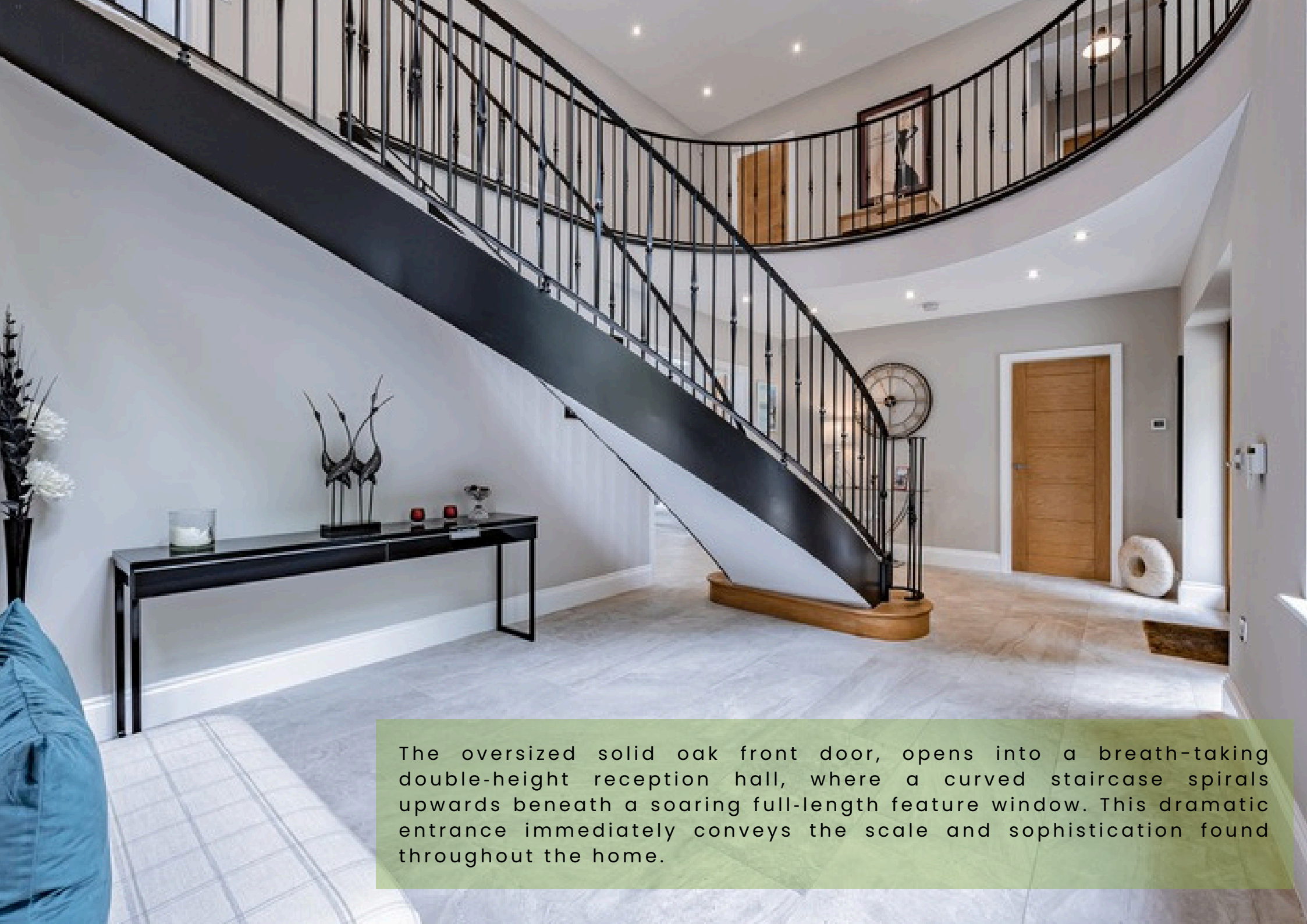
UPON ARRIVAL



A pair of electric wrought-iron gates open onto a sweeping block-paved driveway framed by mature trees and manicured borders. The rendered exterior, slate-tiled roof and handcrafted stone mullioned windows set a tone of understated elegance. The oversized solid oak front door, opens into a breath-taking double-height reception hall, where a curved staircase spirals upwards beneath a soaring full-length feature window. This dramatic entrance immediately conveys the scale and sophistication found throughout the home.

A truly magnificent contemporary home, Lyme Edge presents a rare opportunity to acquire a newly constructed and architecturally significant residence of exceptional scale and quality. Set in a commanding, elevated position within a highly regarded area of Disley, this individually designed home enjoys expansive views across the Cheshire countryside towards the majestic Lyme Park - a National Trust estate of historic and natural beauty. Designed and constructed by the current owners to an uncompromising specification, this substantial six-bedroom home spans approximately 5,000 sq ft across three beautifully appointed floors. With its bold modern silhouette softened by traditional stone detailing, the house makes an immediate impression. Inside, the home offers a masterclass in refined contemporary living, with high ceilings, expansive glazing, and flowing open-plan interiors filled with natural light.





The oversized solid oak front door, opens into a breath-taking double-height reception hall, where a curved staircase spirals upwards beneath a soaring full-length feature window. This dramatic entrance immediately conveys the scale and sophistication found throughout the home.





A SPACE THAT BRINGS



EVERYONE TOGETHER



The heart of the home is the expansive open-plan kitchen, dining and family room designed with both everyday comfort and entertaining in mind. At the centre of this impressive space is a bespoke Neptune kitchen, hand-crafted with exquisite attention to detail. The in-frame shaker cabinetry, finished in timeless tones, is complemented by luxurious granite worktops, a statement range cooker, and a substantial central island.



This island not only provides ample preparation space but also features integrated breakfast-bar seating, inviting relaxed dining and conversation. The open-plan design continues seamlessly into a designated dining area, ideal for hosting guests, and further into a welcoming family zone – a space to unwind, connect and enjoy. Full-height sliding glazed doors span the rear of the home, opening directly onto the south-facing garden. These doors blur the boundary between indoors and out and also frame uninterrupted views across rolling countryside towards the iconic silhouette of “The Cage” at Lyme Park, a picturesque backdrop that brings a sense of serenity to this beautifully curated living space.





“We love light-filled and spacious interiors”

CINEMA ROOM, GAMES ROOM, YOU NAME IT....

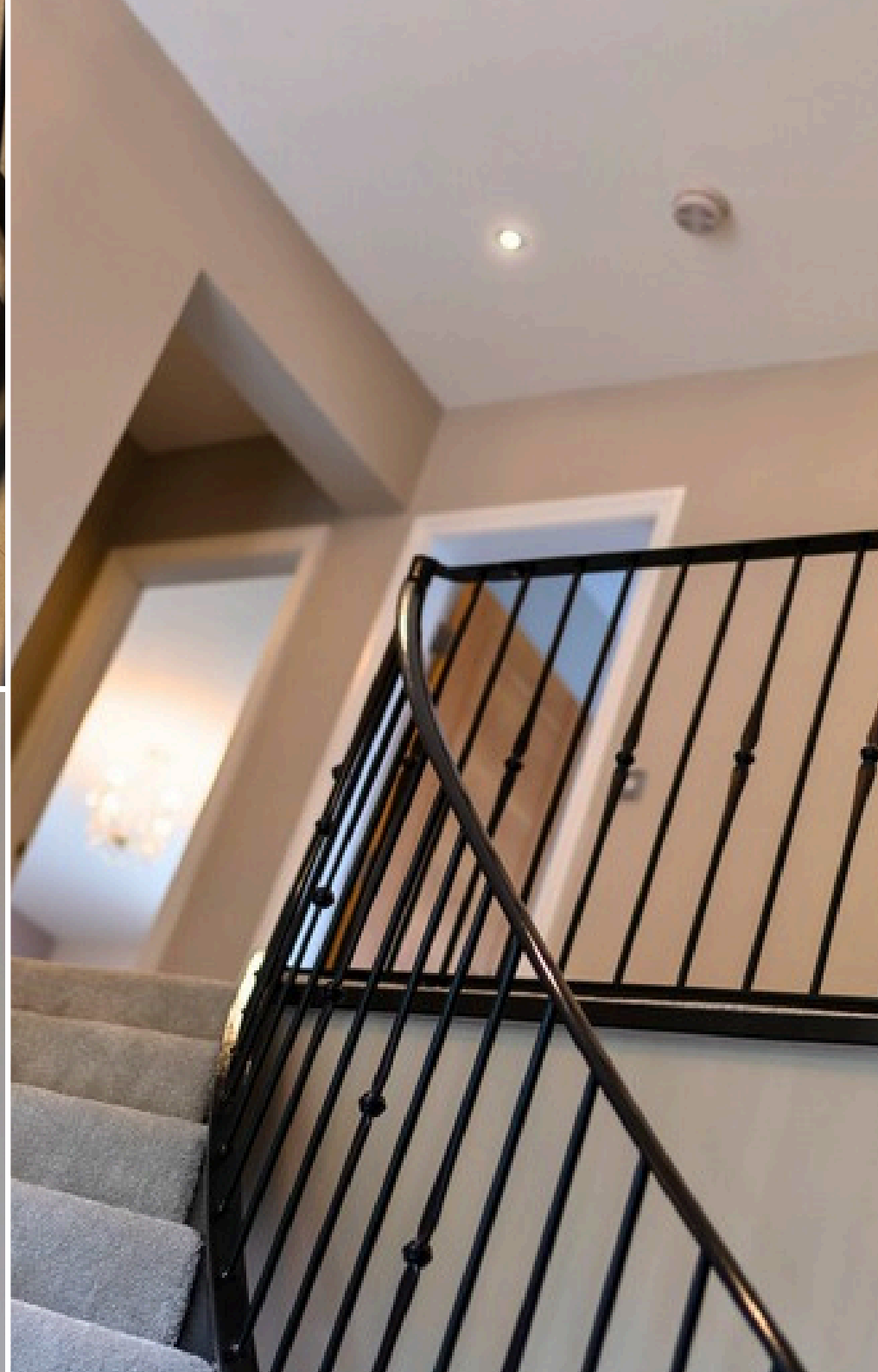
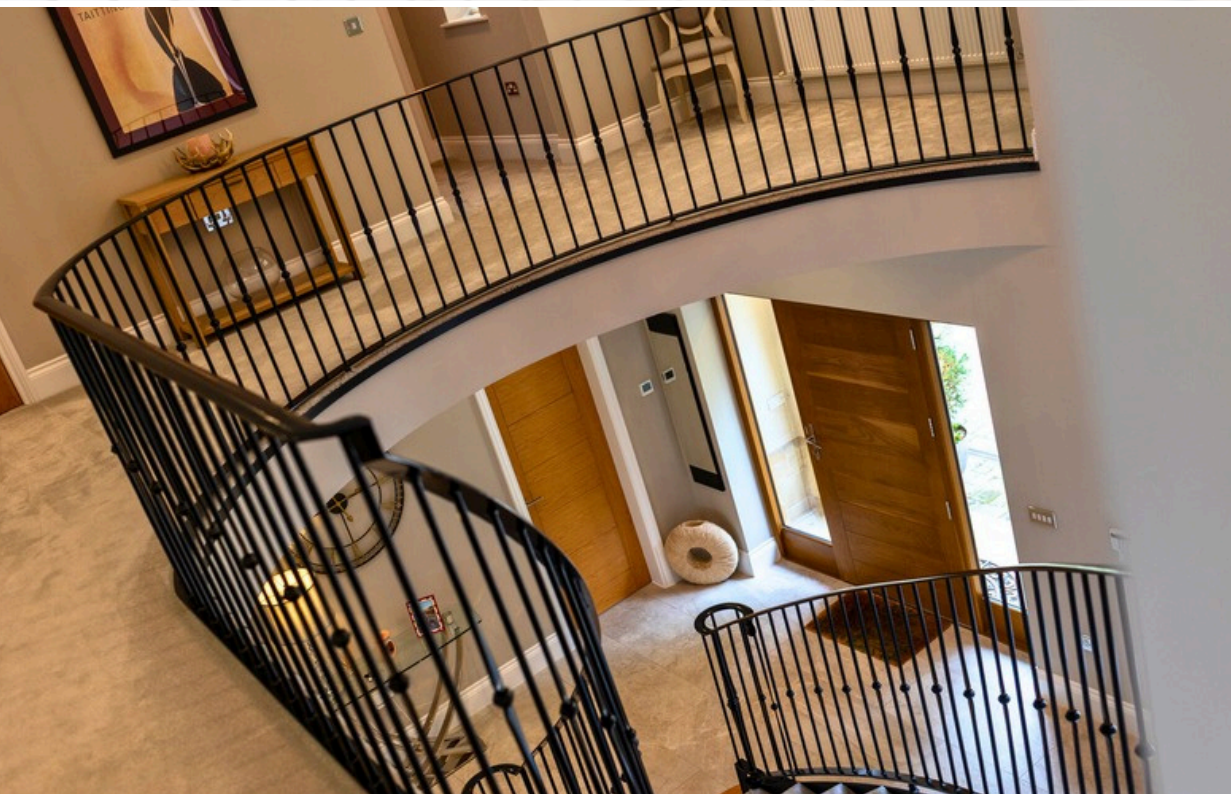
Underfloor heating runs throughout the entire ground floor, delivering an ambient warmth that enhances both comfort and energy efficiency. This invisible luxury allows for clean architectural lines and uninterrupted interior styling, while ensuring the home remains cosy and welcoming throughout the seasons.



A separate games room offers additional versatility - whether used as a playroom, home cinema, studio, or even a private home office, it provides valuable extra living space tailored to modern lifestyles. Complementing the main living areas, a well-equipped utility room neatly tucked away, with ample storage and workspace to support daily routines. A thoughtfully positioned cloakroom and a separate WC add further convenience for family and guests alike.

Above the garage lies a purpose-built home cinema room - ideal for movie nights or gaming.





ELEVATED LUXURY

The bespoke staircase leads to a galleried landing, where a full-height window captures the morning light and frames leafy views to the front.

The main bedroom occupies a prime position at the rear of the house, with French doors opening onto a private balcony overlooking the garden and the rolling landscape beyond. This impressive suite includes a generous bedroom area, a fully fitted walk-in dressing room with bespoke cabinetry, and a lavish ensuite bathroom with freestanding bath, large walk-in rainfall shower, double vanity unit, and high-end fixtures.

Three further large double bedrooms on this floor each benefit from individually styled ensuite bathrooms and fitted wardrobes - ideal for children, guests, or extended family.

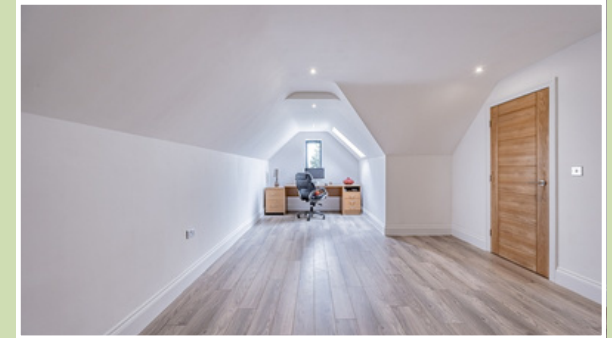




AN ABUNDANCE OF VERSATILE SPACE...



The top floor offers another generous double bedroom, a study which could also be used as an additional bedroom, a stylish family shower room, a dressing room, and a spacious sitting room - perfect as a teenager's retreat or a guest suite.



The versatility of this floor is a hallmark of its design, offering elegant, adaptable spaces that can evolve with you - whether you envision a refined home office, a tranquil guest suite, or a bespoke area tailored to your lifestyle.



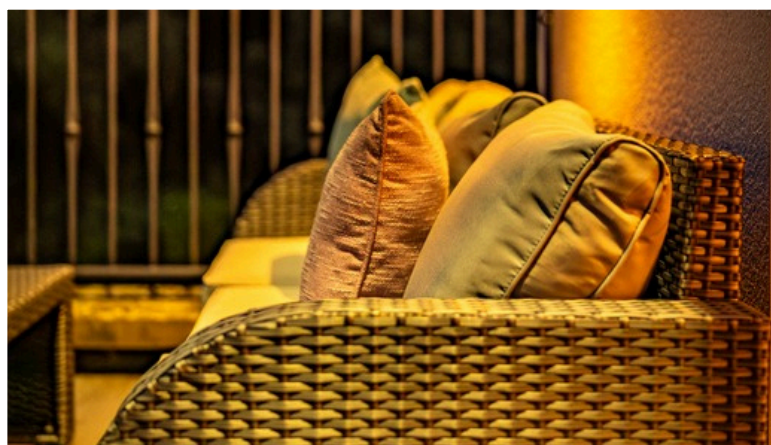
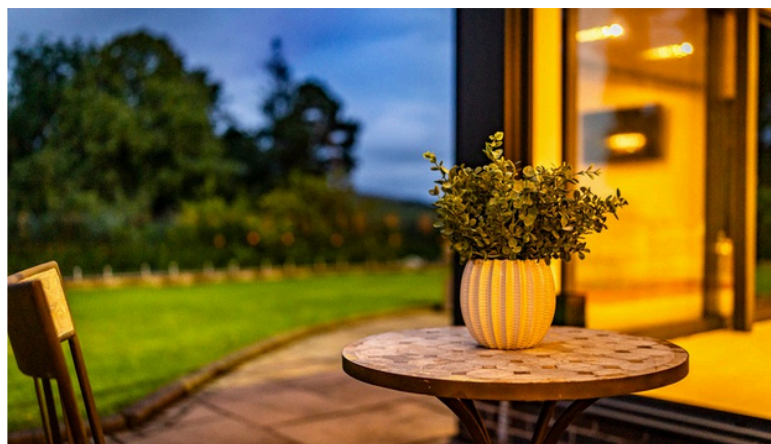
"We love it's elevated position with far-reaching views"



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LET THE SETTING....

❁ STEAL YOUR HEART ❁

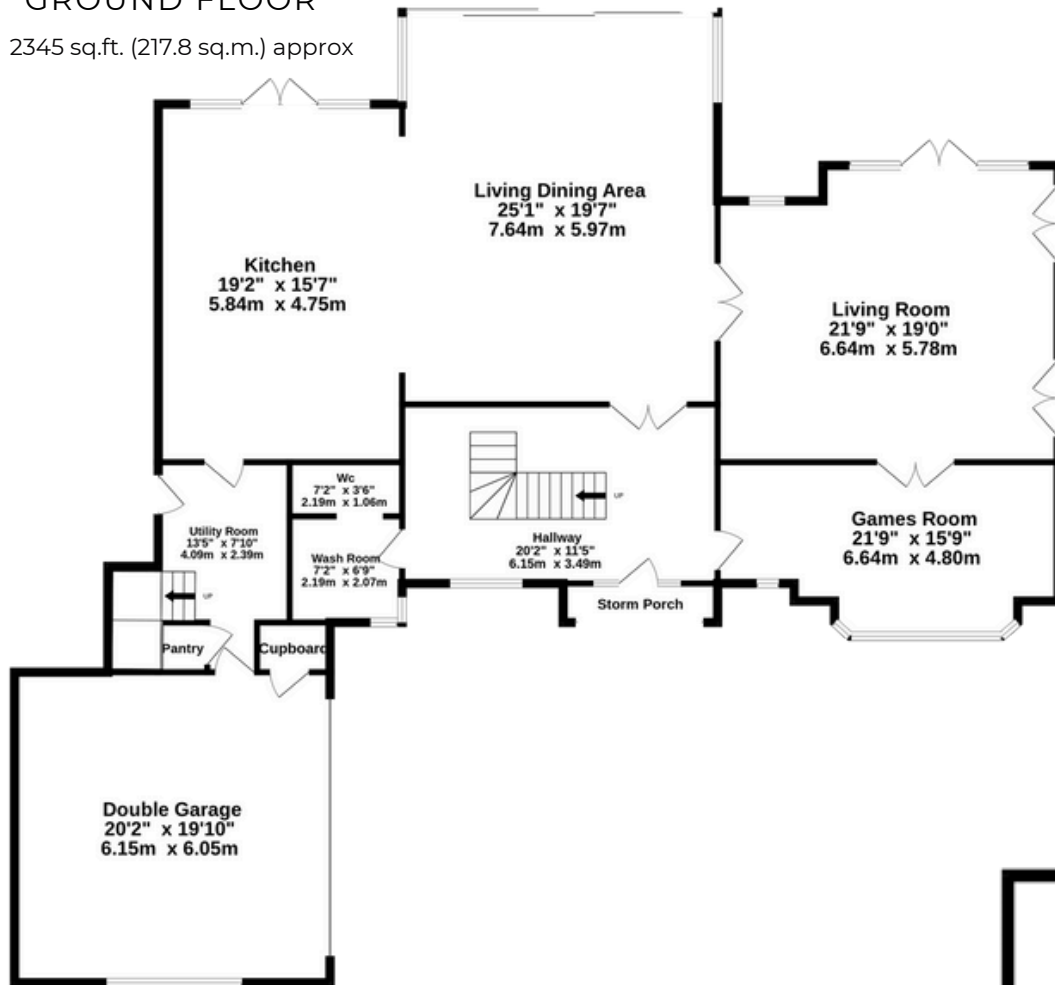
Disley is a sought-after village on the edge of the Peak District National Park, combining natural beauty with practical convenience. The village offers independent shops, cafés, pubs and restaurants, together with excellent schooling and scenic countryside walks. The entrance to Lyme Park itself is just a short stroll from the home. The village itself is served by Disley Train Station, as well as well-connected local bus routes, making commuting and travel straightforward and convenient.



For commuters, Disley railway station provides direct services into Manchester Piccadilly, while nearby links to the A6 and M60 place Stockport, Manchester Airport and the wider North West within easy reach. Education is well catered for, with numerous reputable public schools in Disley and neighbouring High Lane, alongside easy access to a range of private schools in the surrounding areas. Residents can also enjoy a vibrant local social scene, with excellent bars and restaurants including the popular Sasso – an acclaimed Italian restaurant, the welcoming Red Lion Pub & Restaurant, and many other charming dining options

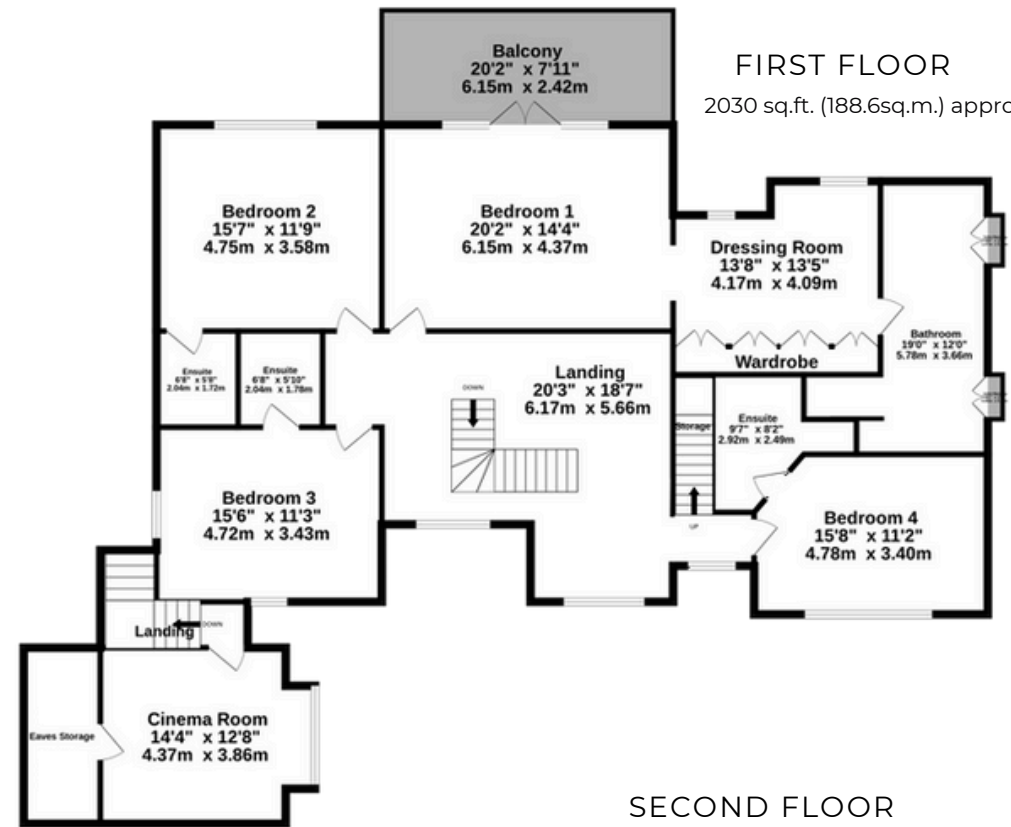
GROUND FLOOR

2345 sq.ft. (217.8 sq.m.) approx



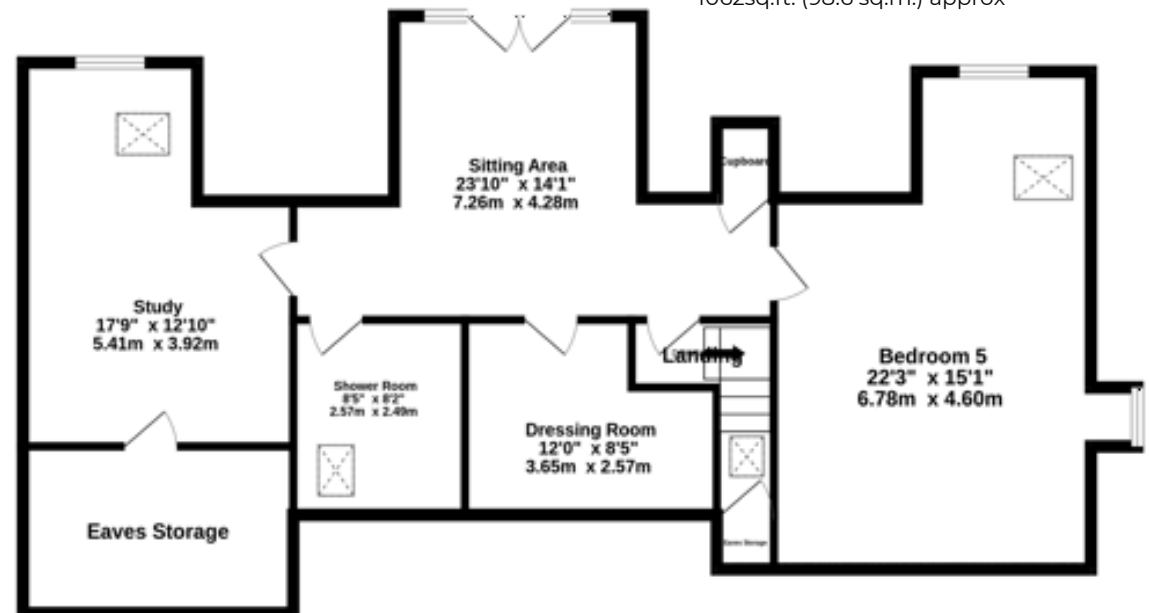
FIRST FLOOR

2030 sq.ft. (188.6sq.m.) approx



SECOND FLOOR

1062sq.ft. (98.6 sq.m.) approx



TOTAL FLOOR AREA

5436sq. ft. (505.0 sq.m.) approx

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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





H I G H L I G H T S

- Expertly constructed by the current owners to an exceptional specification
- Still benefitting from the original 10-year NHBC warranty
- Set in a fabulous elevated position, offering 360 degree impressive views
- Bespoke handmade Neptune kitchen with premium finishes
- Striking double-height reception hall creating a memorable first impression
- Spectacular open-plan family dining kitchen, ideal for modern living
- Stunning Bespoke Oak staircase leads to a galleried landing
- Luxurious master suite with private balcony, dressing room and en suite
- Expansive landscaped garden
- Four additional generously sized bedrooms, plus a study/could be bedroom and four beautifully appointed bathrooms
- Juliette Balcony on the top floor
- Six versatile reception rooms for entertaining, working or relaxing

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Lyme Edge, Homestead Road, Disley, SK12

presented by

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