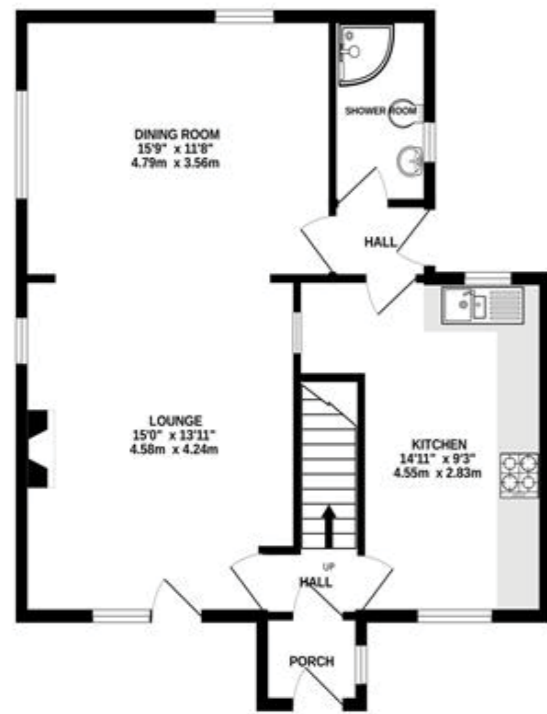


# SPIRE HOLLINS COTTAGE

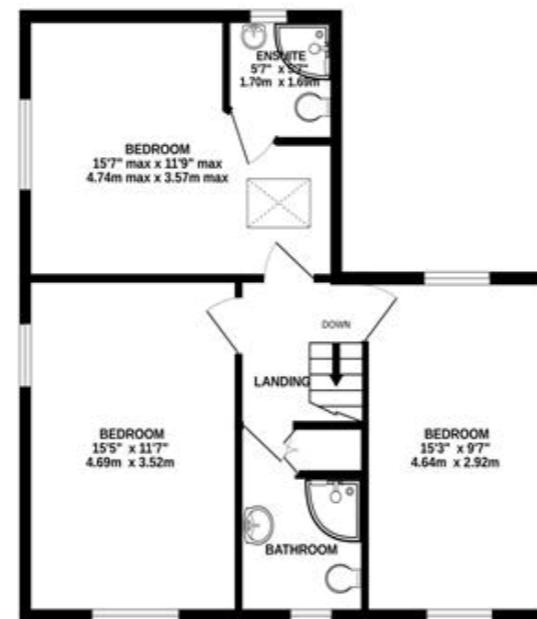
Combs

£795,000

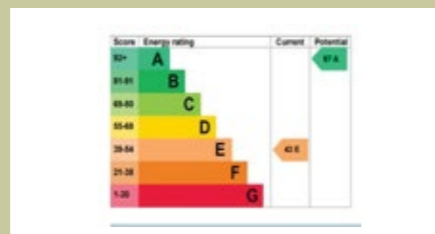
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP

01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



A wonderful opportunity to purchase this stone built detached home in an elevated position on the edge of the ever popular village of Combs, with large garden and FIELD to the rear. The field is accessed directly off the driveway and the field and gardens combined extends to a little over 2 acres providing enough space for the purchaser to explore its many potential uses. The house is accessed via a long sweeping driveway with double garage, offers accommodation including two reception rooms and three double bedrooms with an en-suite shower room to the master bedroom. The property sits a short walk to the centre of the village where you will find the local Public House and infant school. Its elevated position provides stunning views to all sides and is surrounded by countryside with various footpaths including around Combs Reservoir.

**GASCOIGNE HALMAN**



- Stone Built Detached
- Double Garage
- Field with Hard standing

- Ensuite to Master Bedroom
- Large Garden and Orchard
- Detached Double Garage

£795,000

**SPIRE HOLLINS COTTAGE**

Combs



In a little more detail, the accommodation on offer comprises an entrance porch opening into a hallway with staircase leading to the first floor, the lounge has a double glazed door to the front, feature fireplace and archway opening into the dining room with a dual aspect looking out to the side and rear. The kitchen has a range of light wood wall and base units with contrasting black worktops above with inset ceramic sink and drainer and breakfast bar. Off the kitchen is a rear hall with external door to the side and access to the downstairs shower room which includes a three piece suite comprising corner shower cubicle with glass scree, WC and was basin, the walls are fully tiled and there is a chrome heated towel rail. The first floor includes the landing, master bedroom with

windows looking out to the side and rear, en-suite shower room with fully tiled walls, corner shower cubicle with glass screen, WC and wash basin with window looking over the field to the rear. Bedrooms two and three both look out over the front garden and are comfortable double rooms. Externally this property is quite special. Accessed via wrought iron electric gates, the driveway has a double garage at the bottom with electric up and over doors to the front. The driveway then sweeps up passed the garden which is mainly laid to lawn interspersed with mature shrubs and trees. There is a large parking area to the front and side of the house with timber field gate opening into the field. The field has an initial paddock with hard standing near the gate which could be used for a building or stables subject to any relevant planning

permissions. The rest of the field has a perimeter of timber fencing and dry stone walls. There is also further land available by separate negotiation. The side of the property has another parcel of garden with flowerbeds lining a footpath providing gated access to the road, there is a lawned area and additional outbuilding behind the house. At the bottom of the garden, behind the garages is an orchard with small stream.

**LOCATION**

Combs is a small and popular village just outside Chapel-en-le-Frith which lies within the Peak District National Park. The picturesque village is surrounded by agricultural farmland, gritstone edges and moorland including Combs Moss and Castle Naze, a prehistoric settlement site. Combs Primary School caters for infants and has around 30 pupils. The village pub is called the Beehive and provides a hub for the

community in the centre of the village.

**DIRECTIONS**

SK23 9UT for your Sat Nav

**TENURE**

Subject to Verification by Solicitors

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

High Peak Borough Council. Tax Band: E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**