

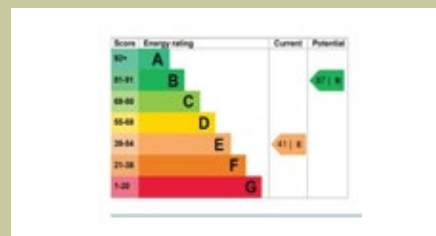
THE OLD FARM HOUSE
Tunstead Milton
£1.05 MILLION

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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An impressive Grade II listed farmhouse in an enviable position offering stunning views over the surrounding countryside and Combs reservoir. This home has been very well maintained and offers substantial and versatile accommodation which includes an annex in the detached garage, ideal for visitors, relatives or holiday let.

GASCOIGNE HALMAN

- Impressive Detached Home
- Incredible Views
- Four Bedrooms
- Paddock to the Front

- One Bedroom Annex Flat above Garage
- Two Reception Rooms
- Located in a Small Hamlet

£1.05 MILLION

THE OLD FARM HOUSE

Tunstead Milton



In further detail, the accommodation is accessed through an arched doorway into the entrance hall with fitted bookshelves and staircase leading to the first floor. To the right is the lounge dining room with dual aspect double glazed windows to the front and side, there is a fireplace with log burner and tiled floor, there is an access door into the sitting room with windows to the front and rear, seating and dining space and a wonderful inglenook fireplace complete with log burner. Also from the lounge diner is an opening into the kitchen with a range of 'Shaker' style wall and base units in cream with granite worktops over, there is an inset ceramic sink with mixer tap and an oil fired AGA stove which provides hot water. From the kitchen is a second staircase leading to the first floor dressing room and door through to the utility room which has plumbing for washing machine and dryer, a ceramic sink and tiled floor. Off the utility is a shower room with shower cubicle, WC and wash basin. The second floor has the spacious landing with reading area and window looking out to the front over Combs Reservoir and up to Eccles Pike. Bedroom one and two also look out to the front and are comfortable double bedrooms. Bedroom four is currently used as a study and has a useful storage cupboard. The family bathroom has a double shower cubicle with glass screen, WC and corner wash basin with tiled splash backs and tiled flooring. The third bedroom is another comfortable double bedroom looking out over fields to the side, it has an opening through to a dressing room with ensuite shower room including shower, WC and wash basin. This room could easily be used as an additional bedroom, as there is a second staircase down to the kitchen.



The detached garage with annex comprises a stone built double garage with two timber double doors opening to the front. There is a side access door opening into the annex kitchen diner complete with a range of fitted wall and base units, oven with hob, stainless steel sink unit and tiled splash backs. There is space for a dining table, storage cupboards and staircase leading to the first floor. The first floor has a welcoming open plan living/sleeping space with windows to the side and rear, log burning stove in the lounge area and storage cupboards. The bathroom has a WC, bath with shower over and wash basin in timber vanity unit, there is a window to the side and tiled walls. Externally the property is accessed via a long gravelled driveway providing off road parking for numerous vehicles. To the rear of the house is a stone wall enclosed paved courtyard with tiered garden to the rear and space for greenhouse. The



stone wall continues around the house creating a front garden with flowerbeds and lawned area. The elevated position benefiting from open panoramic views. Off the drive is a gated access to an enclosed area which was previously used to house chickens and where timber chicken sheds still remain. There is access to the paddock at the which extends down and in front of the house and enclosed by stone a stone wall perimeter. All in all the plot extends to around 0.8 acres. **LOCATION** Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned



during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid evidence, if ever it was needed that Chapel-en-le-Frith and its surrounding towns and villages are an excellent place to set up home. **DIRECTIONS** SK23 7ES for your Sat Nav. **TENURE** FREEHOLD 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

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



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