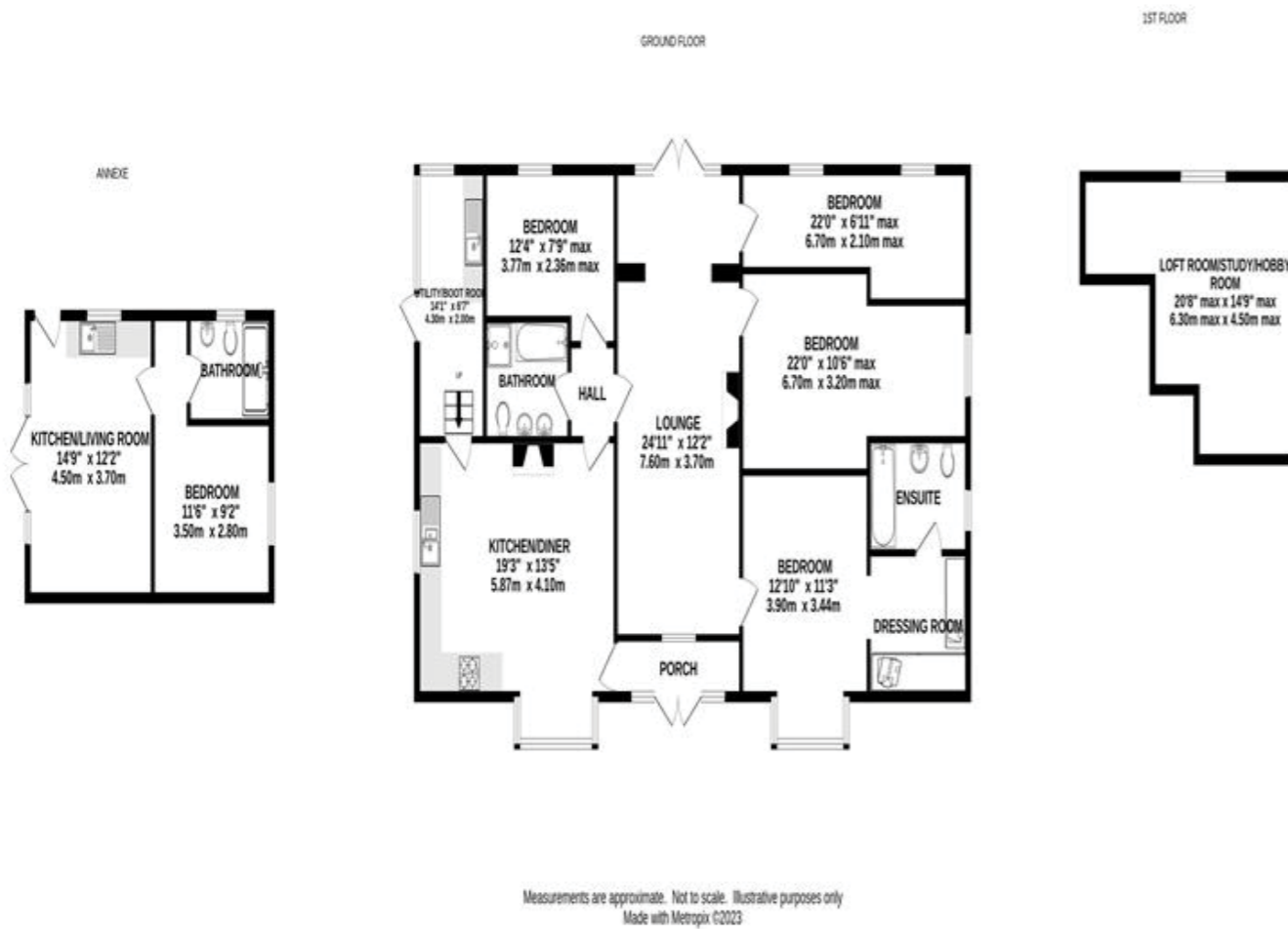


**WINDRUSH**  
Mellor Lane, Chapel-En-Le-Frith  
**£575,000**



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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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

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**GASCOIGNE HALMAN**

A beautifully presented and well appointed four bedroom property on a quiet private road with one bedroom annexe. The property has undergone significant improvement over recent years including a new kitchen, new roof and the creation of the detached annexe to name a few. The home boasts well proportioned rooms and generous living space throughout, modern kitchen dining room, master suite with dressing room and ensuite bathroom and useful loft room currently used as a home office/study. With four bedrooms, the property lends itself to providing for a family as well as buyers looking for ground floor living. Gardens surround the property to all four sides, includes paved seating area and lawn and two driveways providing off road parking.

- Beautifully Presented Throughout
- Excellent Family Home
- Quiet Private Road

- One Bedroom Annexe
- Useful Loft Room
- Viewing Recommended

**£575,000**

**WINDRUSH**

Mellor Lane, Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance porch with double glazed door to the front, this opens into the modern kitchen dining room which has a double glazed bay window to the front, a range of white Shaker style wall and base units with solid oak worktops and metro tiled splash backs. Integrated appliances include an oven and hob with extractor above and dishwasher. There are steps down into the utility room which has plumbing for washing machine and dryer, fitted units matching the kitchen, stainless steel sink and drainer and tiled splash backs. An inner hallway leads you to bedroom four and the family bathroom complete with WC, wash basin, and double shower cubicle with glass screen. The lounge extends from the front to the rear of the property with double glazed double doors opening onto the rear garden off the separate

seating area. There is a feature fireplace, double glazed window to the front overlooking the porch and access to the other three bedrooms. Bedroom three looks out over the rear garden and has a loft ladder giving access to the loft room which has a double glazed window to the rear. Bedroom two overlooks the side garden and bedroom one has a double glazed bay window to the front, dressing room with fitted wardrobes and ensuite comprising WC, wash basin and bath with shower above. Externally, there has been a lot of work completed to really benefit from the space surrounding the house. The gardens are mainly laid to lawn to the front, both sides and rear of the house, gravelled pathways run along the front and there are driveways at both sides of the house with cobble stones and gravel. A pave patio sits to one side and extends to the rear of the garden providing plenty of seating space for both the main residence and

annexe. The annexe itself is a well designed space and could have a number of uses. It would make an ideal area for a dependent relative or small holiday cottage (subject to relevant permissions) as well as making an excellent home office/studio or even just an elaborate 'Man Cave'.

**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 9SA 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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**