

GROUND/LOWER GROUND FLOOR



1ST FLOOR



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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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This is a wonderful opportunity to purchase this impressive and substantial property which offers a blend of original period features and modern living. Situated down a private lane in a small hamlet, Ridge Farm is a former historic estate farm on the edge of the Peak District. In an elevated position with far reaching countryside views and below Combs Moss, the property offers country living and private access to Chapel-en-le-Frith railway station, connecting to Stockport, Manchester and beyond.

**GASCOIGNE HALMAN**

- Substantial Derbyshire Farmhouse
- Separate Two Bedroom Annexe
- Separate Two Bedroom Barn Conversion
- No Onward Chain
- Peaceful, Rural yet Accessible and Convenient Location
- Private Walled Garden to Rear

- Potential MDR (Multiple Dwelling Relief)
- Nine Bedrooms and Six Bathrooms in Total
- Land Available to Rent/Purchase by Separate Negotiation
- Off a Private Road with Extensive Parking
- Ultra Fast Broadband

**£1.25 MILLION**

**RIDGE FARM AND RIDGE CROFT**

Chapel En Le Frith



Ridge Farm itself includes five bedrooms (one ensuite), an open plan kitchen/dining room and a stunning lounge/library space with fitted bookcases, tiled underfloor heating and mezzanine. Ridge Farm Annexe can be accessed privately or through the farm and features two bedrooms, a nursery, three bathrooms, a large living room with mullioned windows, a kitchen and a Victorian pantry. Ridge Croft is a modern barn conversion which has a kitchen dining room, study, two ensuite bedrooms and a beautiful first floor reception room with vaulted ceiling and terrace. All properties have been converted to a high standard. In a little more detail, the accommodation on offer comprises an entrance porch opening into the kitchen diner with solid fuel stove, a range of wall and base units and dining area. Off the kitchen is a rear passageway with utility room with door opening onto the garden and access to the cellar. The main reception rooms are

a stunning creation with modern limestone tiled staircase leading down to the library with fitted bookcases, lounge area with fireplace and French windows opening onto the garden. Above this are three bedrooms and the family bathroom. A staircase leads to the upper floor which has a bedroom with ensuite shower room, bedroom five and a walk in wardrobe. The other side of the kitchen opens into the annex which can also be used as additional to the farmhouse. This includes a vestibule area with pantry and staircase leading to the first floor. There is a sitting/dining room with kitchen to the rear opening onto the garden. The first floor houses a master bedroom with ensuite bathroom, large first floor lounge ideal for a home office and further bedroom and bathroom. Kitchen dining room with modern units and tiled floor. Bedroom two is off the kitchen which has a Jack and Jill en-suite bathroom. Continuing through Ridge Croft is a utility room, study area with staircase leading to the first floor and the master bedroom with en-suite shower room and double glazed door

opening onto the garden. The first floor is occupied by a stunning open plan reception area with vaulted ceiling with ceiling beams, exposed stone wall and door opening onto the balcony. Enclosed gardens serve each of the individual spaces to the rear and include paved seating area, flowerbeds and lawn. The front of the house has a parking area for numerous vehicles. There is an option to purchase or rent additional land close to the property via separate negotiation. The total area offers over 4000 sqft of accommodation. **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** what3words - careless.stilted.struts - Approach via Cowlow Lane **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** Strictly by appointment through the agents.

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



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