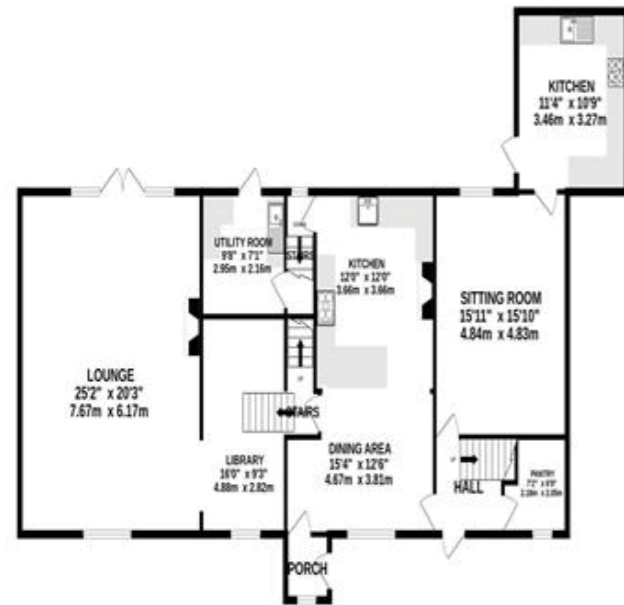


**RIDGE FARM AND ANNEXE**  
 Chapel-En-Le-Frith  
**£850,000**

GROUND/LOWER 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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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 One Bedroom Annexe
- No Onward Chain
- Peaceful, Rural yet Highly Accessible and Convenient Location
- Private Walled Garden to Rear

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

**£850,000**

**RIDGE FARM AND ANNEXE**

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 one bedroom, two bathrooms, a large living room with mullioned windows, a kitchen and a Victorian pantry. 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 farm kitchen opens into the annexe 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, again with mullioned windows with ensuite bathroom. 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. **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** 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** Viewing strictly by appointment through the Agents.

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



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