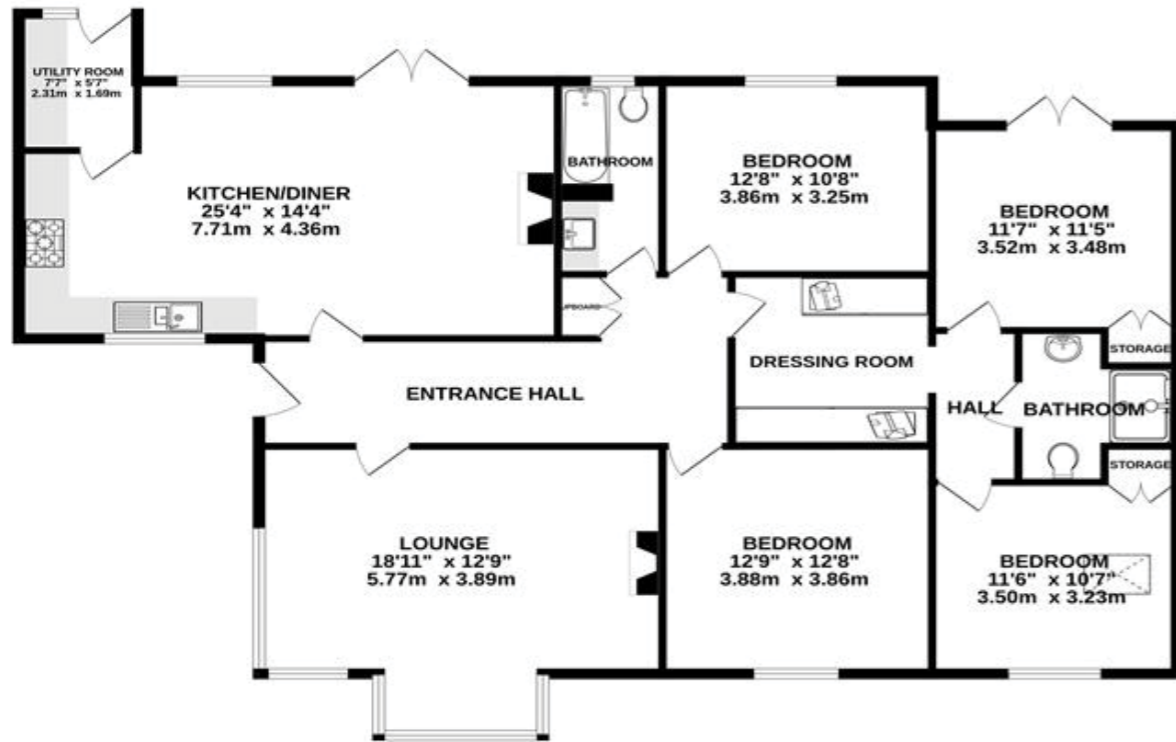


GROUND FLOOR



4 ROWTON GRANGE ROAD

Chapel-En-Le-Frith

£599,950



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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

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**\* Energy Efficiency Rating A \***  
A beautifully presented four bedroom home in an excellent location with an open aspect to the front and generous south facing garden to the rear. The property has undergone extensive and thoughtful refurbishment by the current vendors with superb fittings throughout and particular attention paid to making the property as energy efficient as possible. An air source heat pump warms the property and the water and owned solar panels with two batteries provide power to the property and the electric vehicle point on the driveway. Excess electricity is sold back to the National Grid. The accommodation is spread over one level, thus making this an ideal home for someone looking for a bungalow for convenience or a wonderful family home, this includes a modern open plan kitchen dining family room open onto the rear garden and lounge to the front with feature windows. There are four double bedrooms accompanied by two bathrooms and dressing room. There is a mature garden to the rear and plenty of parking to the front with the front of the house over looking the Memorial Park.

**GASCOIGNE HALMAN**



- EPC Rating A
- Beautifully Presented Throughout
- Four Bedrooms

- Two Bathrooms
- Excellent Location
- Generous Garden to Rear

£599,950

4 ROWTON GRANGE ROAD

Chapel-En-Le-Frith



The property is located at the end of a small private driveway off Rowton Grange Road, to the front it overlooks the Memorial Park and is conveniently only a short walk from the town centre and Market Place with various cafes, shops and restaurants. Other facilities including doctors, dentists and High School are also close by.

In further detail, the accommodation on offer comprises a spacious entrance hallway with fitted storage cupboard, open plan kitchen dining family room with a range of fitted wall and base units with worktops over, inset sink with drainer and integrated appliances. Double doors open into the garden to the rear while a multi fuels stove in fireplace provides additional warmth. Off the kitchen is a utility room with plumbing for washing machine and dryer as well as additional storage cupboards. The sitting room is at the front of the house and has a contemporary feel with floor to ceiling dual aspect double glazed windows along with traditional bay window, another multi fuel stove in fireplace makes an attractive focal point for the room. Further down the hallway you will find the first bathroom complete with WC, wash basin and bath with shower over and fully tiled walls. Bedroom one looks out to the front and bedroom two overlooks the garden to the rear. The dressing room has plenty of useful storage cupboards and wardrobes and opens into a small hallway providing access to; bedroom three with storage cupboard, double glazed window to the front and double glazed skylight window, bedroom four with storage cupboard, double doors opening onto the rear garden and the second bathroom with WC, wash basin and shower cubicle with glass screen. There is a loft room with skylight window to the side, this room houses the apparatus for the air source heat pump, solar panels and solar batteries. There is also space for storage and access to further loft space.



Externally, the property is accessed via a small private driveway which serves two other properties and borders the park, it opens up onto a gravelled driveway which has plenty of parking for numerous vehicles, there are wrought iron railings separating it from the memorial park, raised flowerbeds at the front of the house and an electric vehicle charging point. There are steps up to the front door and pathway which leads down the side of the house to the rear garden. The rear garden has different sections including a two tiered paved patio providing seating area and space for alfresco dining. There are various well stocked flowerbeds with mature shrubs, bushes and established trees and a Rhino Greenhouse. A central lawned area leads to raised beds creating a vegetable plot.



An air source heat pump extracts heat from the surrounding environment and transfers it into heat inside the home. It works even with external temperatures well below freezing. According to EDF energy (25.4.2023) they are 3-4 times more efficient than a gas boiler, they provide gentle heating over longer periods rather than quick boosts on demand. They can heat water tanks as well as the radiators or underfloor heating. The solar panels are owned, these provide electricity to the house during daylight hours and there are two batteries which store power which can be used into the evenings. Any additional electricity which is generated is purchased and paid for quarterly. The property received a Domestic RHI grant to install air source heating. This is paid quarterly to the owners (the purchaser in this case) and as of 2nd May 2023 approximately £5,800 is still due. The buyer will be entitled to this sum.

#### 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 center 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 town and villages is an excellent place to set up home.

#### DIRECTIONS

SK23 0LA 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. Council Tax Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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