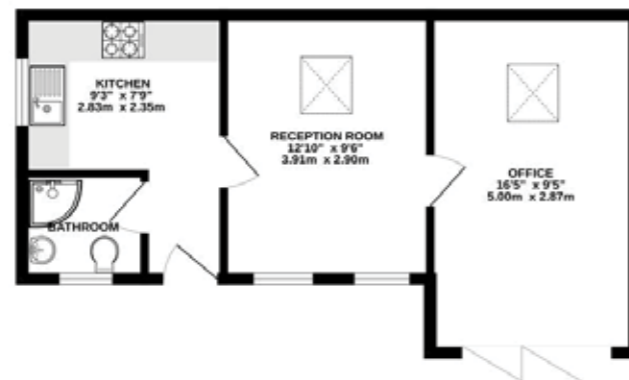
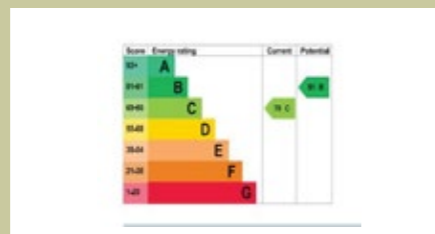


Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Merge 12/24

STABLE CONVERSION



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Merge 12/24



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



A fantastically appointed **THREE DOUBLE BEDROOM** home with integral garage, detached stable conversion, stables, ménage and land extending to numerous fields. Having undergone significant refurbishment and improvement by the current owner, the property offers modern and contemporary living spaces along with versatile stable conversion currently used as a home office and equestrian facilities including stables and ménage. The house itself is warmed via gas central heating and is fully double glazed, the rooms are well proportioned and thoughtfully designed with useful utility/boot room, dual aspect lounge with solid fuel stove and spacious kitchen diner with a quality two tone fitted kitchen with granite worktops. The bedrooms all offers great views and are complimented by a family bathroom with four piece suite and the master has an ensuite shower room.

Chapel-En-Le-Frith

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

01298 813577 chapel@gascoignehalman.co.uk

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GASCOIGNE HALMAN

- Beautifully Presented House
- Ensuite to Master Bedroom
- Fields for Grazing
- Five Stables

- Detached Stable Conversion
- Wonderful Views
- Menage

£899,950

MILLSTONE WILLOWS

New Smithy, Chinley



In a little more, the substantial accommodation on offer comprises; for the main house, an entrance hallway with access to all principal rooms and staircase to the first floor, lounge with double glazed windows looking out to the front and rear and a focal point of solid fuel stove in fireplace. There is a utility room with plumbing for washing machine, stainless steel sink unit and plenty of space for cloaks and boots and an access door to the rear making an ideal room to enter from the muddy fields! The kitchen diner is an impressive space, fitted with two tone Shaker style wall and base units with granite worktops, inset ceramic sink with carved drainer and space for white goods. The front of the room has plenty of space for a dining table and looks out over the front of the house. The first floor has the landing with double glazed windows overlooking the rear garden, master bedroom looking out to the

front over Cracken Edge and with en-suite shower room with WC and basin. Bedrooms two and three also look out to the front and the family bathroom has a high quality four piece suite including WC, wash basin, freestanding bath and separate shower cubicle with glass enclosure. Externally the property continues to impress. To the front former stables have been converted to create a home office for the owners, this has been thoughtfully done and includes a shower room, kitchen, lounge and main office area which could potentially be a bedroom. The front of the property also has access to the integral garage, plenty of off road parking for a number of vehicles and gravelled track leading up the garden. The rear garden is mainly laid to lawn surrounded by hedging and stone walls. There is a raised decked area and gated access to the fields at the rear and the stables. There are five stables and a tack room with a hard standing courtyard, this in

turn opens into the first field which leads down to the ménage and gated access to the road.

LOCATION

Located in New Smithy, the property remains convenient for local amenities with the Primary School only a short away and the village of Chinley, with a number of amenities and train station only a short drive away. The larger town of Chapel-en-le-Frith is only a five minute drive away and the home is well located for road access to Glossop. There are various footpaths only a stones throw away to allow access to explore the neighbouring countryside. Chinley is a picturesque semi rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. The area is ideal for many outdoor pursuits such as walking, cycling and horse riding. The nearby village of Whitehough offers two excellent Public Houses, with the larger towns of Whaley Bridge and Chapel-en-le-Frith offering a wider range of shops, public houses and

Restaurants. The house is within the catchment of the highly regarded primary school.

DIRECTIONS

SK23 6DZ 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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