



An impressive traditional stone built farmhouse situated above Chapel-en-le-Frith which has been maintained and improved to an incredibly high standard. Recent improvements include a full re-wire, new carpets throughout and a complete re-decoration. Coupled with previous improvements of new oak doors, architraves and window shutters, creating vaulted bedroom ceilings and fitted bedroom furniture an internal inspection is essential. The home is double glazed throughout and has mains water which is heated via the oil fired boiler and has secondary heating options of the log burner and electric immersion heater.



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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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**GASCOIGNE HALMAN**



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



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**GASCOIGNE HALMAN**

£890,000

HIGHER EAVES FARM

Chapel-En-Le-Frith



Accessed via a private lane shared by three properties, the property provides a wealth of living accommodation with four separate reception spaces along with four bedrooms including an ensuite guest bedroom. The jewel of the property is undoubtedly the orangery at the rear which measures over 9 meters in length and offers views over the open fields, Chapel town and beyond to Cracken Edge, South Head and Kinder Scout. There are well managed gardens including paved seating areas and seating areas positioned to benefit from the views. In addition to the main house, addition space is provided by a separate studio with running water which could be used as a home office. There is also a large detached garage and small stone built outbuilding housing the oil tank. Along with the gardens, there are an additional 10 acres of grazing land available via separate negotiation.

There are two way to access the property; Long Lane offers a track which is mainly used for pedestrian, whilst the Tarmac road between Windy Walls and Paradise Farm is easier for vehicular traffic. the property has a secluded feel yet remains within easy reach of Chapel Town Centre. The train station is also convenient which can be gain via road or via footpaths. In a little more detail, the accommodation on offer comprises; a spacious entrance porch with space for cloaks and shoe storage which opens into the snug, here there is a log burning stove and the staircase leading to the first floor, the kitchen has a range of bespoke fitted wall and base units in a cottage style with worktops over and integrated appliances including a waste compacter. There is an electric AGA stove which can be switched on remotely for convenience. Built in dining furniture has double doors opening onto paved BBQ area to the front. Off the kitchen is the utility room with plumbing for washing machine and the downstairs WC.

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GASCOIGNE HALMAN

- Beautiful Stone Built Farmhouse
- 10 Acres of Land Available Via Separate Negotiation
- Wonderful Views and Open Aspect

- Detached Garage For 2-3 Cars
- High Quality Fittings Throughout
- Four Receptions and Separate Studio

**£890,000**

**HIGHER EAVES FARM**

Chapel-En-Le-Frith



The dining room looks out to the front, has exposed ceiling beams, oak window shutters and opens into the dual aspect sitting room with the centrepiece being an original fireplace. At the rear is the orangery which is a stunning room created to really benefit from the surrounding views, it is a split level room with dining area and lounge area, gas fired log burner and opens onto the rear garden and seating areas. The first floor houses the landing with double windows to the rear allowing natural light into the space. The guest suite has a dual aspect, fitted wardrobes and ensuite bathroom complete with traditional WC, wash basin and free standing enamel bath with electric shower over. Bedrooms three and four look out to the front over the garden with bedroom one having a vaulted ceiling, windows to the front and rear and fitted bedroom furniture. The family bathroom has a four piece suite including WC, wash basin, shower cubicle with glass screen and monsoon

multi head jets and Jacuzzi air jet bath, all complimented by fully tiled walls. The exterior of the property is accessed by a Tarmac lane which sweeps around to house where you are greeted by space for plenty of parking, firstly in front of the garage which could fit two or three cars alone and is accessed via electric roller doors to the front and has power and lighting. Next to the garage is a quaint stone built building which currently houses the oil tank on the ground floor and steps up to former play room above. There is further parking to the front of the house on a gravelled driveway, this is surrounded by lawn and well-manicured mature flowerbeds and shrubbery. A stone paved pathway leads to the front door and to the patio at the front, there is a small water feature which provides a peaceful soundtrack to an already relaxing space. The pathway leads around the side of the house where there are stone built sheds and the studio with double glazing to the front and roof, a stainless steel sink unit, power and lighting.

**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 9UF 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

**POSTCODE**

Viewing strictly by appointment through the Agents.

**POSSESSION**

**VIEWING**

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