



**GASCOIGNE
HALMAN**

Tom Lane, Chapel-En-Le-Frith, High Peak

**Asking Price
£480,000.00**

THE AREA'S LEADING ESTATE AGENCY



A stunning five bedroom property with impressive kitchen family room and beautiful views to the front and rear. This fantastic family home has been extended and upgraded to the highest of standards to create accommodation over three floors including well proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room. A comfortable lounge and a spacious, high quality kitchen family room with doors opening onto the rear garden occupy the ground floor. There are stunning views from the bedrooms, to the front over Combs Reservoir and up to Eccles Pike to the rear. Externally there is off road parking to the front and a low maintenance garden to the rear with timber workshop.

Located between Chapel-en-le-Frith and Whaley Bridge, this home has great road links to both towns, has a 199 bus stop close by providing a link to Buxton and Manchester airport via Stockport. There are a number of footpaths locally to explore the neighbouring countryside including Eccles Pike, Combs Reservoir and Ladder Hill.

Property details

- Stunning Five Bedroom Property
- Impressive Kitchen Family Room
- Ensuite to Master Bedroom
- Beautiful Views to the Front and Rear
- Off Road Parking
- Low Maintenance Garden
- Viewing Recommended



About this property

In a little more detail, the accommodation on offer comprises an entrance porch with cupboard for cloaks storage, this opens into the lounge with wood effect LVT flooring, staircase leading to the first floor and solid fuel stove in fireplace. The kitchen family room has wood effect flooring with underfloor heating, a range of modern sleek, handleless wall and base units with ambient under unit and plinth lighting, integrated appliances and island unit. There is seating and dining space and double glazed doors opening onto the garden.

The first floor has the landing with two staircases leading to the second floor bedrooms. Bedroom one looks out to the front over the reservoir and has a beautiful ensuite shower room with WC, wash basin in vanity unit, shower area with glass screen and fully tiled walls and floor. Bedroom two and five look out to the rear over the garden and up to Eccles Pike, and the family bathroom includes a WC, wash basin in vanity unit and shower with glass screen and attractive tiled splashbacks. Bedroom four is to the rear of the house and has two skylight windows to the side and bedroom three has eaves storage space and two double glazed skylight windows to the front looking towards Combs.

Externally there is a driveway providing off road parking to the front for three vehicles. There is a gateway leading to the side of the house with a low maintenance artificial grass lawn wrapping around to the rear bordered by raised flowerbeds with hedging and timber fences. There is a timber outbuilding ideal for storage or use as a workshop with power and lighting.











DIRECTIONS

SK23 9UN

COUNCIL TAX BAND

C

TENURE

Freehold

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.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

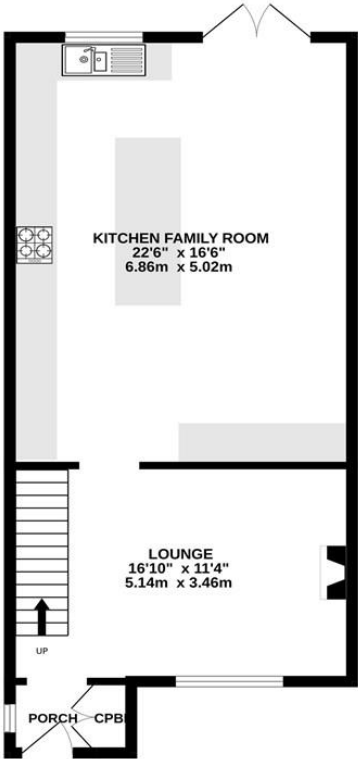
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

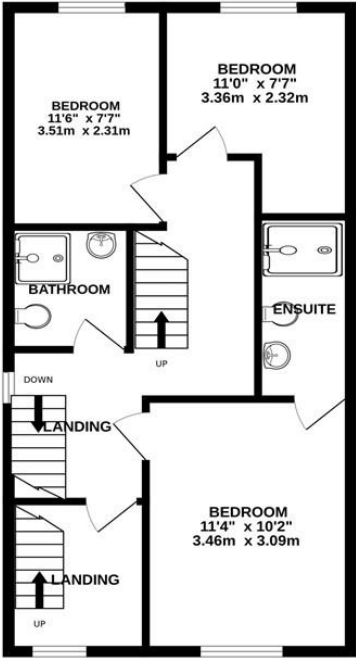
No

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.

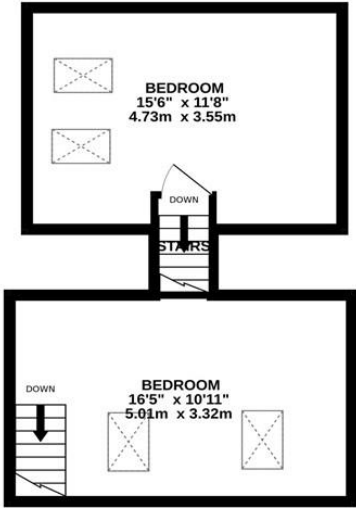
GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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