



**GASCOIGNE
HALMAN**

Bankhall, Chapel-En-Le-Frith, High Peak
Asking Price
£1,350,000

THE AREA'S LEADING ESTATE AGENCY



A fantastic traditional farmhouse on a private lane in an enviable position with large barn formal gardens and grazing land. This substantial property boasts many traditional features and offers a wealth of living accommodation with three separate reception rooms and beautiful orangery overlooking the garden. An impressive kitchen diner is the heart of the home complete with oil fired AGA stove. There are five generous bedrooms, each with views over the neighbouring countryside with the master bedroom having an attractive ensuite bathroom.

The property is surrounded by landscaped formal gardens with a farmyard leading to a large barn with stables. Adjoining the property to the rear, and over the lane to the front, there is grazing land extending to over 24 acres.

Located off Long Lane, the house has a wonderful rural feel and yet remains greatly convenient for access to the town centre and Chapel-en-le-Frith train station is only a short walk away.

Property details

- Substantial Stone Built Farmhouse
- Formal Gardens and Agricultural Land
- Three Reception Rooms and Orangery
- Five Bedrooms With Ensuite to Master
- Close to Train Station
- Fantastic Location
- No Chain



About this property

The property is accessed via a private lane with a gated entrance into the farmyard where there is plenty of parking. A footpath leads to the front door which opens into the entrance hall with staircase leading to the first floor and giving access to the dining room and sitting room, which is a dual aspect room with large, exposed stone fireplace housing a solid fuel stove and ceiling beams. The kitchen diner has a range of fitted farmhouse style units with black granite worktops over, a large island unit and oil fired AGA which also heats the water. There is plenty of space for a dining table and access to the utility room with fitted pine units, plumbing for washing machine and the downstairs shower room. Also off the kitchen is the snug with opening into the orangery overlooking the rear garden and with double doors opening onto the rear patio.

The first floor houses the spacious landing, master bedroom with fitted wardrobes and ensuite bathroom comprising corner shower with glass enclosure, WC, wash basin and free standing roll top bath. There is the family bathroom and four further bedrooms, each with beautiful views over the surrounding countryside.

Externally there area landscaped gardens surrounding the house with a stone paved patio to the rear. Accroos the yard is a substantial barn with stabling, large store area and further stabling and tack room. The land is predominantly split into three main fields bordered by fencing and extending to over 24 acres.











DIRECTIONS

SK23 9UB

COUNCIL TAX BAND

G

TENURE

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

Oil

PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

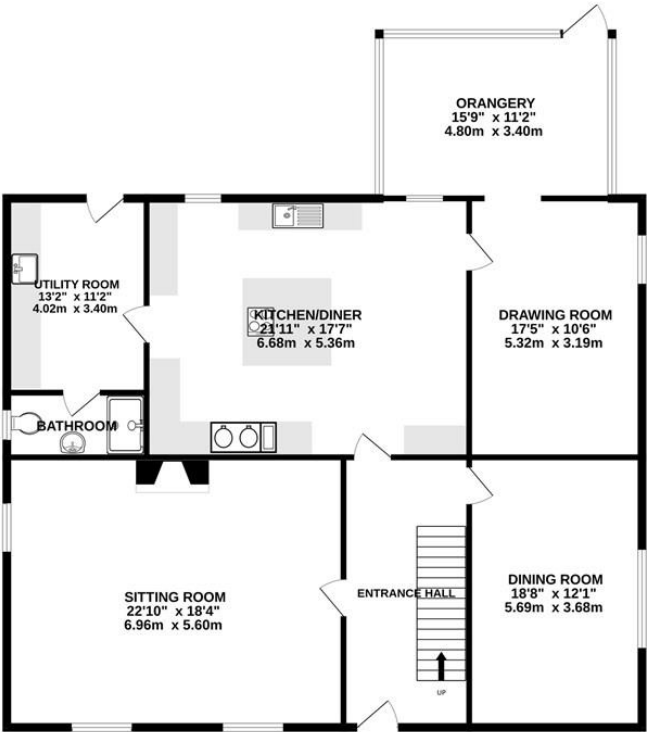
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

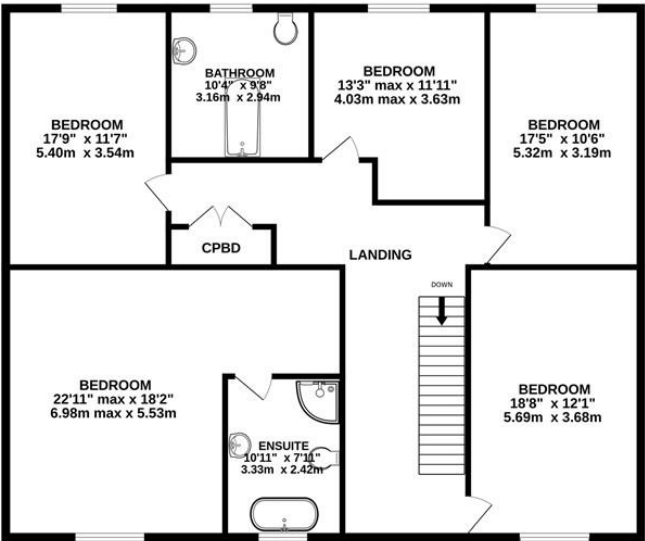
No

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GROUND FLOOR
1713 sq.ft. (159.1 sq.m.) approx.



1ST FLOOR
1547 sq.ft. (143.8 sq.m.) approx.



TOTAL FLOOR AREA : 3260 sq.ft. (302.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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01298 813577 chapel@gascoignehalman.co.uk
27 Market Street, Chapel-En-Le-Frith, High Peak, SK23 0HP