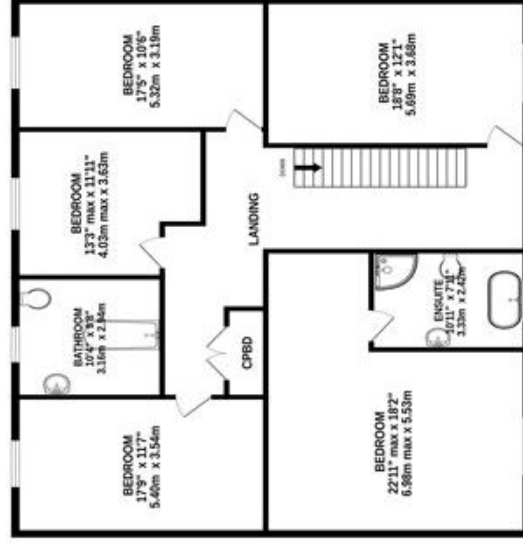


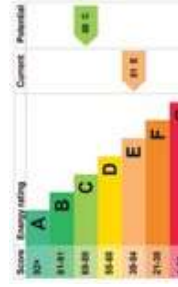
GROUND FLOOR
1713 sq.ft. (159.1 sq.m.) approx.



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.
Made with Mapogen 10025



- 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

£1.35 MILLION



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. The property is accessed via a private lane with a gated

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

house with a stone paved patio to the rear. Across 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.

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