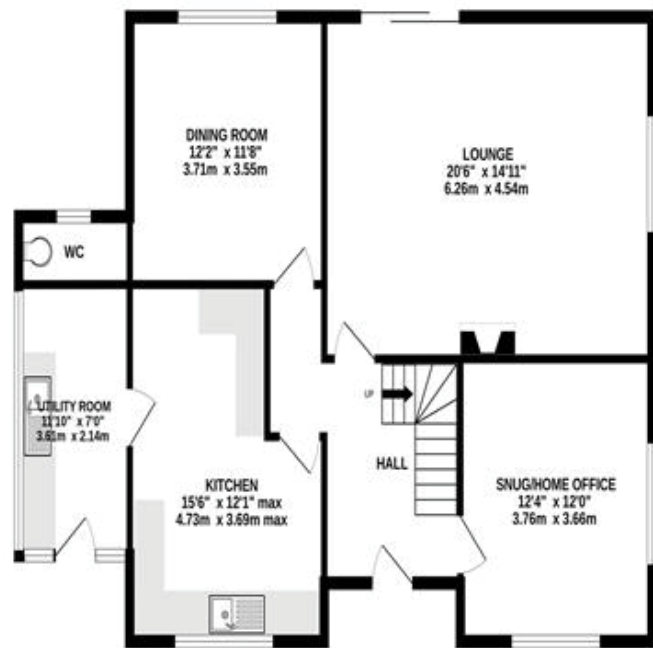
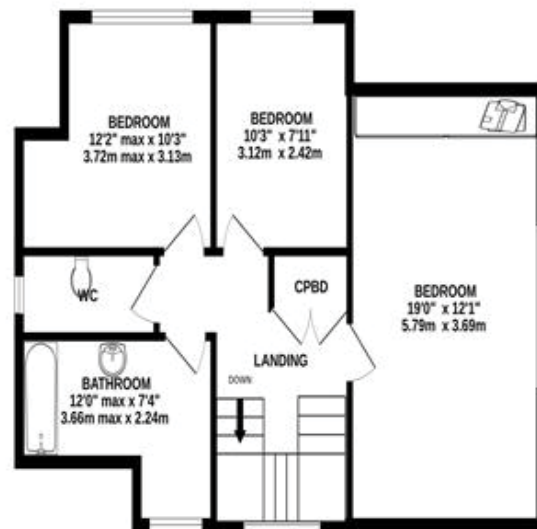


GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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

Chapel-En-Le-Frith

27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP
01298 813577 chapel@gascoignehalman.co.uk

gascoignehalman.co.uk



Nestled in the corner of Fern Bank, this three-bedroom detached house offers a unique blend of convenience and tranquility.

Situated on a large plot, this property boasts three receptions rooms, two large garages, and gardens to the side and rear, plenty of off road parking, providing ample space. Backing onto fields, tucked away in a cul-de-sac location down a private lane, privacy and peace are assured In need of modernisation, this property presents a fantastic opportunity for those looking to add their personal touch and create their dream home. With a price guide of £450,000, this residence is a rare find in a sought-after location..

GASCOIGNE HALMAN

- Convenient Yet Secluded Location
- Three Bedroom Detached
- Three Reception Rooms
- Large Plot
- Two Garages
- In Need of Modernisation

£450,000

BEECHFIELD
Chapel-En-Le-Frith



In a little more detail, the accommodation on offer comprises an entrance hallway with staircase leading to the first floor, a large dual aspect lounge with doors opening onto the rear, a dining room also overlooking the rear garden and a versatile third reception room ideal for use as a home office or snug. The kitchen has a range of fitted wall and base units and side access through to the porch/utility room with downstairs WC off. The first floor houses the landing, bedroom one with a bank of fitted wardrobes and bedroom two and three both looking out towards the field at the back of the house. There is a separate WC and the family bathroom with wash basin and bath.

Externally the property really comes into its own. Sitting on a generous plot, there is off road parking for numerous vehicles and two large garages to the front. There are gardens mainly laid to lawn, flanked by mature trees and shrubs to the sides and rear of the house. The private lane of Fern Bank is owned by the property up to the gated entrance to the house with access right for neighbouring properties.

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 hear many residents 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 0JJ for your Sat Nav

TENURE

FREEHOLD, Subject to Verification By Solicitors

SERVICES (NOT TESTED)

Not Tested

LOCAL AUTHORITY

High Peak Borough Council. Tax Band: F

VIEWING

Strictly by appointment through the agents.

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



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