



## NOTICE

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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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GASCOIGNE HALMAN

A beautifully presented and newly modernised cottage in a hugely popular location. This stone-built cottage offers a cozy yet contemporary living space. The property includes a modern kitchen, a stylish bathroom, and stone-flagged flooring and log burning stove adding character to the home. There is a generous lounge and kitchen dining room and two well proportioned bedrooms.

Outside, the property features a yard to the rear, along with useful outbuildings for additional storage. Residents will enjoy the convenience of being just a short walk away from The Old Hall and Paper Mill Inns. For those who love the outdoors, easy access to Eccles Pike and Cracken Edge provides opportunities for outdoor activities and scenic walks.

- Newly Modernised Throughout
- Two Bedrooms
- Stone Built Cottage
- Modern Kitchen and Bathroom

- Stone Flagged Flooring
- Yard to the Rear
- Useful Outbuildings
- A Short Walk to The Old Hall and paper Mill Inns

£ 2 7 9 , 9 5 0

2 HOLLY BANK

Whitehough, Chinley



#### DESCRIPTION

In a little more detail, the accommodation on offer comprises a beautiful lounge with stone flagged floor and fireplace with log burning stove, this opens into the kitchen dining room where the stone flagged flooring continues and boasts a modern kitchen in a Shaker style with a range of fitted wall and base units, inset ceramic sink, integrated oven and hob with extractor above and integrated fridge freezer. The first floor houses the landing, bedroom one looking out to the front, the contemporary bathroom including WC, wash basin and bath with shower over, glass screen and tiled splashbacks.

Bedroom two looks out to the rear over the yard. Externally there is a small flagged garden to the front, flagged, low maintenance rear yard which gives access to the useful outbuilding giving excellent storage options.

#### LOCATION

Chinley is a picturesque semi rural village which offers excellent day to day shopping facilities and good train links to Manchester and Sheffield. The area is ideal for many outdoor pursuits such as walking, cycling and horse riding. The nearby village of Whitehough offers two excellent Public Houses, with the larger towns of Whaley Bridge and Chapel-en-le-Frith offering a wider range of shops, public houses and Restaurants. The house is within the catchment of the highly regarded primary school.

#### DIRECTIONS

Sat Nav: SK23 6EJ

#### 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  
Council Tax Band: B

#### VIEWING

Strictly by appointment through the agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K