



**GASCOIGNE
HALMAN**

Ridge Lane, Combs, High Peak
£775,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented stone built property on the edge of the picturesque and hugely popular village of Combs. The property has recently undergone a variety of sympathetic improvements by the current vendors and offers a wealth of living space and generous bedrooms including an impressive master suite. Original features including oak ceiling beams, exposed internal stonework, stone flagged flooring and leaded window have maintained the charm of the building. These have been seamlessly blended with modern features and fittings such as new flooring throughout the ground floor, cottage style kitchen and media walls.

The living accommodation has four separate reception rooms providing plenty of space including a sitting room, reception hallway, playroom/snug and dining room. There is also a home office ideal for home workers. The master bedrooms suite benefits from a balcony overlooking open fields, dressing room and ensuite shower room. The two addition bedrooms are served by a family bathroom. There is a sweeping driveway providing off road parking for a number of vehicles and providing access to the detached garage. The gardens cover three sides of the property and have a stream meandering through and all back on to open countryside.

Property details

- Beautiful Stone Built Period Property
- Four Reception Rooms
- Open Aspect to Rear
- Three Double Bedrooms
- Home Office
- Ensuite, Dressing Room and Balcony off Master Bedroom
- Off Road Parking and Garage
- Hugely Popular Location



About this property

In a little more detail, the accommodation on offer comprises a reception hallway with herringbone wood effect LVT flooring which continues through to the dining room, a decorative stove in stone fireplace and staircase leading to the first floor. Off the hall way is the downstairs WC with WC, wash basin and heated towel rail. The sitting room has a stone flagged floor, double doors opening out to the rear garden, wood burning stove in fireplace with oak mantle and oak ceiling beams. The dining room has down lighters and ceiling light over the dining area, and exposed stone wall and feature fireplace. The play room is off the dining room and has a media wall and original leaded window looking through to the reception hall. The home office has the boiler room off and double glazed doors looking out to the rear of the property. The kitchen is very in-keeping with the house in a cottage style with light grey wall and base units solid wood worktops ceramic sink and oil fired AGA. There are tiled splash backs, quarry tiled floor and space for fridge freezer. The utility room has plumbing for a washing machine and dryer, further units providing additional storage, an electric oven and plenty of space for cloaks and shoe storage.

The first floor has the landing with windows to the side and rear, three bedrooms including the master suite which is a dual aspect room having a window to the front and double glazed door to the rear opening onto the balcony overlooking the neighbouring countryside. Off the bedroom is a dressing room with fitted wardrobe and ensuite shower room complete with WC, bidet, wash basin and shower cubicle, all with ornate tiled walls. Bedroom two looks out to the front and side and has an exposed ceiling beam, as does bedroom three which overlooks the front and has the addition of a media wall. The family bathroom has fully tiled walls and includes WC, bidet, bath with shower over and wash, basin. The non-frosted windows make the most of the views to the rear.

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DIRECTIONS

SK23 9UU

COUNCIL TAX BAND

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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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

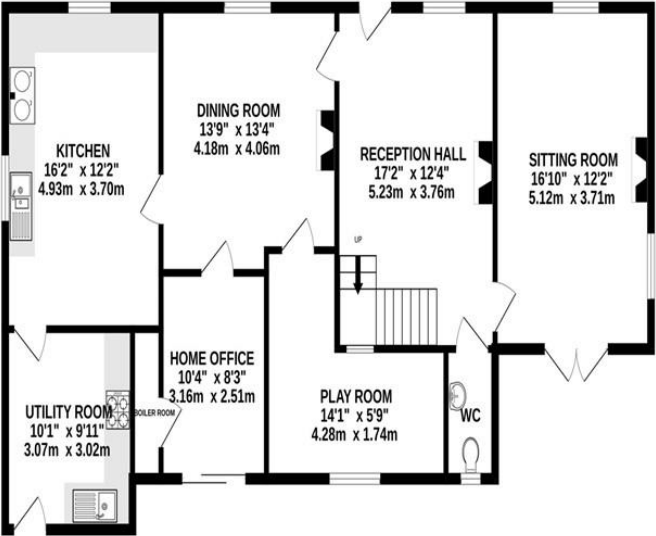
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

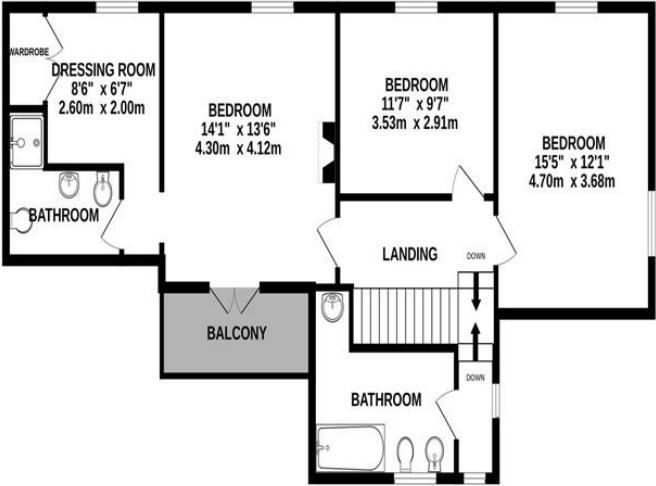
No

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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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