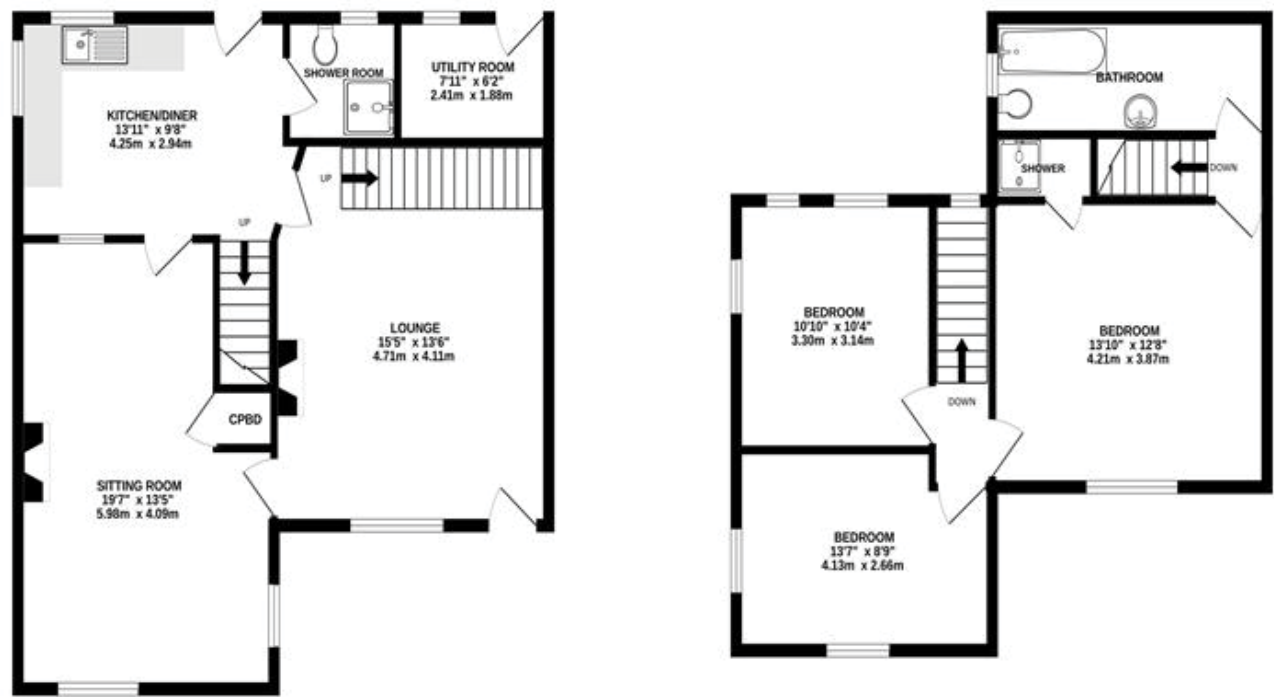


LEAFIELD COTTAGE
Eccles Road, Chapel-En-Le-Frith
£399,950

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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@gascoignealman.co.uk

gascoignealman.co.uk



Nestled in the charming area of Higher Crossings, this traditional stone-built end terrace cottage on Eccles Road offers well proportioned living space on the edge of town, surrounded by open countryside Boasting three double bedrooms and two bathrooms, this property generous accommodation throughout. The two reception rooms provide ample space for entertaining or relaxation, while exposed beams and traditional features add character and warmth. Outside, the generous gardens provide a tranquil setting with open fields to the front, side, and rear, offering stunning views and plenty of outdoor space to enjoy. Off-road parking adds convenience, while the proximity to footpaths leading to Whitehough and Eccles Pike allows you to explore the surrounding natural beauty.

GASCOIGNE HALMAN

- Traditional Stone Built Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Generous Gardens
- Traditional Features
- Two Bathrooms
- Open Fields to the Front, Side and Rear
- Off Road Parking
- Close to Footpaths to Whitehough and Eccles Pike

£399,950

LEAFIELD COTTAGE

Eccles Road, Chapel-En-Le-Frith



DESCRIPTION

In a little more detail, the accommodation on offer is entered into the lounge which has a stone mullioned window to the front, exposed ceiling beams, fireplace and staircase leading to the first floor. There is a doorway through to the sitting which has a dual aspect with windows to the front and side, fireplace and exposed ceiling beams. The kitchen diner looks out over the rear garden and the fields to the side, there are a range of fitted wall and base units, a second staircase to the first floor, rear door opening onto the garden and access to the wet room on the ground floor with shower area and WC.

The first floor is accessed via two staircases, the first leads to a landing with access to the bathroom which includes WC, wash basin and bath, and also bedroom one which looks out to the front and has a small shower room. There is a doorway that opens onto the second landing area which provides access to bedrooms two and three which are both double bedrooms.

Externally there is a driveway providing off road parking to the side. The rear garden has a paved patio seating area directly to the rear of house and a generous garden mainly laid to lawn with mature trees backing on to open fields.

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

Sat Nav: SK23 9RS

TENURE

FREEHOLD Subject to Verification By Solicitors

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: D

VIEWING

Viewing strictly by appointment through the Agents.

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



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