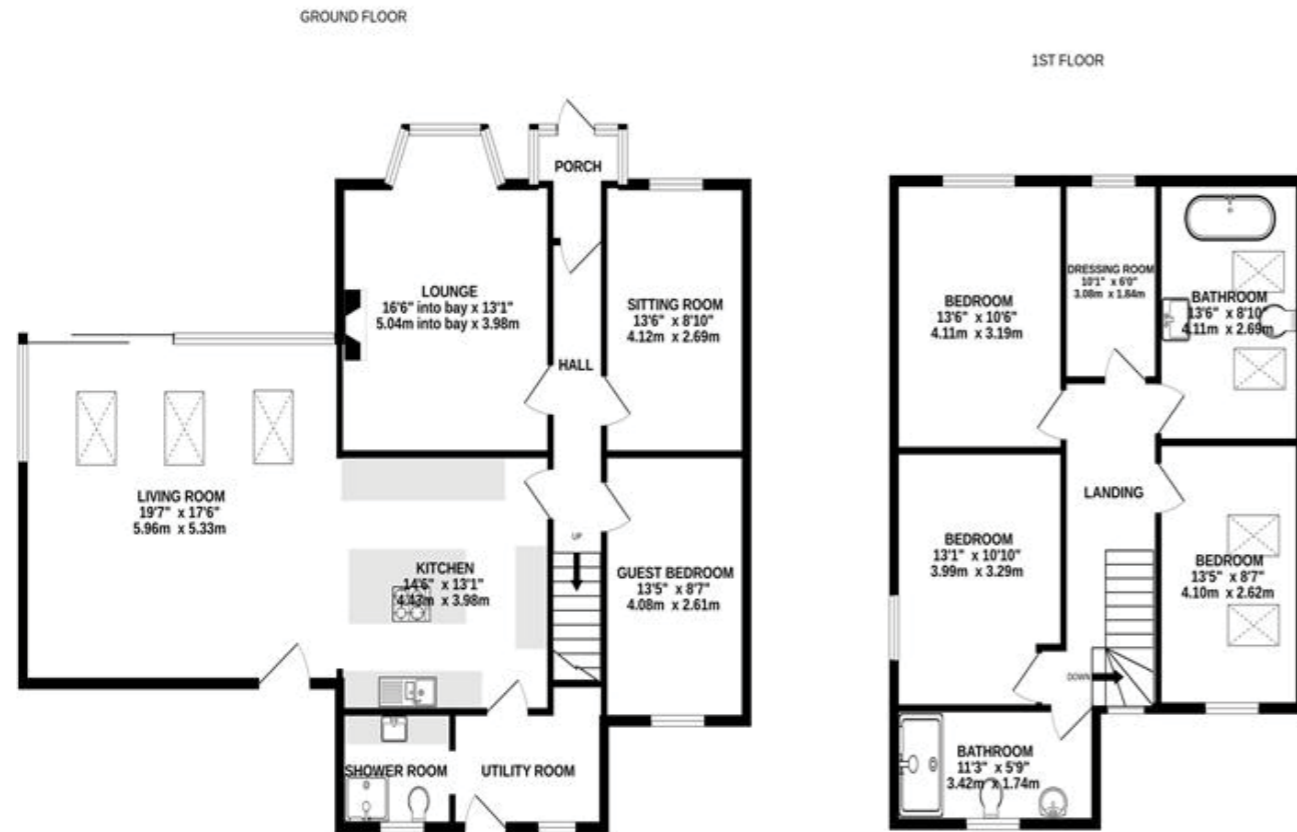


**PALM COTTAGE**  
Eccles Road, Chapel-En-Le-Frith  
**£775,000**



Measurements are approximate. Not to scale. Illustrative purposes only  
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A stunning period property which has been extended and developed to create a superb family home with an eclectic mix of modern contemporary living space blended with enhanced and renovated period features. The thought and attention to detail in the various improvements of this home makes the property a real 'one of kind' purchase. With four double bedrooms, bedroom/dressing room and three bathrooms provides ample room for a family along with two separate reception rooms and spectacular, ultra modern kitchen living with vaulted ceiling and glazed walls opening on to the garden. Along with off road parking to the front generous, well maintained gardens extend to the rear of the house with various seating areas, borders and lawn space.

**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

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**GASCOIGNE HALMAN**

- Beautifully Presented Throughout
- Stunning Modern Extension
- Generous Living Space

- Three Bathrooms
- Attractive Gardens
- Popular Location

£775,000

**PALM COTTAGE**

Eccles Road, Chapel-En-Le-Frith



**DESCRIPTION**

In a little more detail, the accommodation on offer comprises an entrance porch which opens into the hallway with original, refurbished, mosaic tiled flooring, dado rail and staircase leading to the first floor. The sitting room has a sash bay window overlooking the garden, solid wood flooring, log burning stove and original fitted shelving in the alcove. The second reception room is currently used as a home office but makes a fantastic play room or snug. The guest bedroom is also off the hallway with double glazed window to the front and period style radiator. The modern twist comes as you enter the kitchen living area with a range of handleless wall and base units with integrated appliances and island unit with breakfast bar and granite worktops over. The kitchen opens into the living area with polished concrete floor with underfloor heating combining the two spaces. A vaulted ceiling with skylight windows and part glazed walls allow an abundance of light into the area

which comfortably fits dining and lounge furniture and links to the garden wonderfully. Off the kitchen is the utility room with plumbing for washing machine, cloaks and shoe storage and access to the downstairs shower room. The first floor has the spacious landing with stained glass window to the front, the three first floor bedrooms maintain the period feel with sash windows and picture rails. A fitted dressing room provides plenty of clothes storage, this could easily be a fifth bedroom and they are all complimented by two bathrooms. The main family bathroom has part timber clad walls with ornate tiled flooring. There is a WC, wash basing free standing bath with clawed feet and mixer tap and shower attached. Two skylight windows and sash window overlooking the garden provide natural light. The shower room has gloss metro style tiled walls with contrasting hexagonal black tiled flooring. There is a tree piece suite including WC, wash basin with storage space below and shower cubicle with glass screen. Externally, there is off road parking space

at the front of the house with small garden and stone wall perimeter, a gateway leads to the side garden and around the rear of the house. The rear garden begins with a slate paved patio directly outside the living area and leading on to a and area of flowerbeds with gravelled pathways. This takes you on to the a garden which is laid to lawn with further gravelled pathway leading to a stone built out building and step down to another spacious lawn enclosed by mature hedging.

**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 center also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A

common phrase you here many resident 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 town and villages is an excellent place to set up home.

**DIRECTIONS**

SK23 9RR for your Sat Nav

**TENURE**

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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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