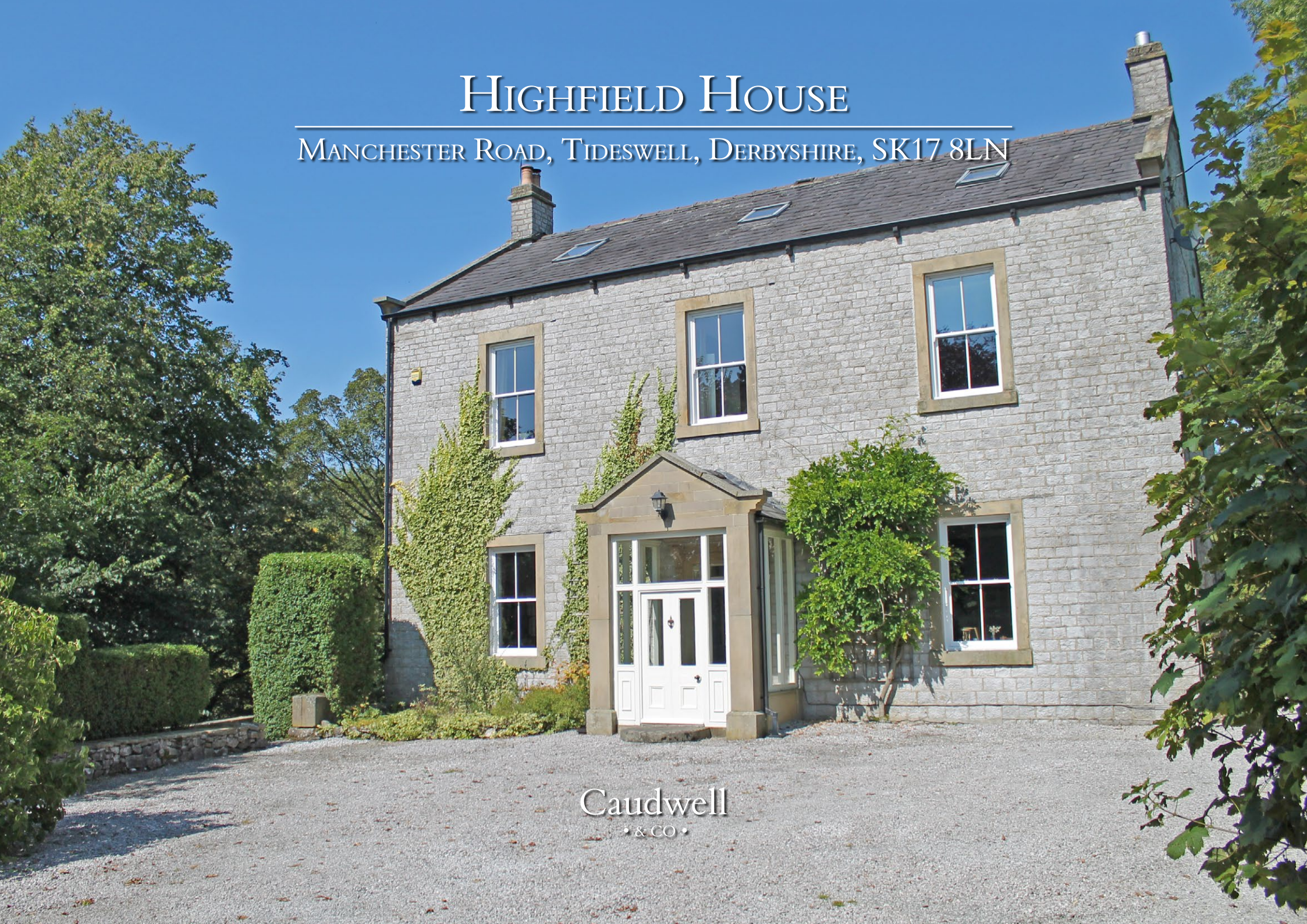


HIGHFIELD HOUSE

MANCHESTER ROAD, TIDESWELL, DERBYSHIRE, SK17 8LN



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HIGHFIELD HOUSE

MANCHESTER ROAD, TIDESWELL,
DERBYSHIRE, SK17 8LN.

A fine, stone-built family house in an elevated position above the charming village of Tideswell, set in approx. 1.6 acres of garden and woodland.

ACCOMMODATION

Entrance lobby, entrance hall, drawing room, dining room, sitting room, kitchen/breakfast room with utility room off, rear hall/boot room with cloakroom off, master bedroom with dressing room and shower room, 4/5 further double bedrooms, bedroom 6/office.

AMENITIES

Front and rear driveways, double garage, stone boiler house and store, gardens with raised beds and lawns, paddock, woodland.

DISTANCES (approximate):

Tideswell centre - 0.9 miles; Buxton - 8 miles; Bakewell - 8 miles;

Chesterfield (mainline train to London St Pancras from 1 hr 50 mins) - 17 miles; Sheffield - 18 miles; Manchester (international airport) - 28 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: £1,200,000 subject to contract

07766 565893

www.caudwellandco.com

Email: edward@caudwellandco.com

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DESCRIPTION

A well-presented family house constructed circa 1854 with wonderful high ceilings and a wealth of original features, including stone floors, working shutte, ceiling mouldings and roses.

A pair of stone gate piers with iron gates open onto a driveway leading to the front of the house where this is ample car parking, to the side of the house the driveway leads to further parking and a double garage.

Ground floor: an imposing stone portico opens into a glazed entrance lobby and front door into a stone flagged entrance hall with stairs to the first floor and to the rear a boot room with back door and a cloakroom with wc and hand basin off. The drawing room is an elegant room with wood fireplace with inset wood burning stove, a door leads through to the large dining room to the rear of the house which has a wood floor and window overlooking the rear. Also to the front is a lovely sitting room with stone fireplace with inset wood burning stove and fitted cupboards to one side. The kitchen/breakfast room has a range of 'pippy oak' wall and base units and granite worktops incorporating a Belfast sink with mixer tap. There is an electric range cooker with six gas hobs and extractor over. An electric two oven Aga with a night storage heater which is set into a stone fireplace. Off the kitchen is a utility room with Belfast sink and stone slab worktops, there is plumbing for a washer and dryer and space for a large fridge.

Half landing: banquette seat in old timber surround, stained glass window.

First floor: large landing. Master bedroom overlooking front drive with ornate timber fireplace, door to ensuite shower room with large shower cubicle, low level wc, hand basin set in marble topped vanity unit with cupboard below, also off the bedroom is a walk in dressing room with fitted cupboard. Double bedroom overlooking front driveway with stone fireplace with wood mantle, further double bedroom to the rear with wood fireplace. Large family bathroom with roll top bath, low level wc, shower cubicle, hand basin set in vanity unit with cupboard below, heated towel rail.









Second floor: landing with fitted cupboard. Large dual aspect double bedroom with partially exposed stone wall, currently used as a sitting room. Further double bedroom with skylight and window overlooking side garden. Bedroom six which is currently used as an office. Bathroom with panelled bath, hand basin and low level w.c.

Outside: the gravelled driveway sweeps past an area of paddock to the right hand side and part of the copse of trees to the left. To the rear is a decent sized double garage which our clients use as a workshop with a stone flagged terrace to the front. Further stone building has the oil fired boiler and plumbing for a dryer and space for a freezer, further store next door. Enclosed woodshed. Pathway to the side leads to a stone terrace overlooking the woodland and a timber deck. Further pathway to the rear with steps up to a large lawn and also leading to a number of raised beds with a variety of plants and lovely views over open countryside.

SITUATION

Highfield House is just over half a mile from the centre of Tideswell which is an attractive Peak District village with a wealth of good local amenities including shops, pubs, sports field as well as St John the Baptist church, known as the Cathedral of the Peak. There is also the excellent Merchant's Yard Restaurant. The village sits in the heart of the Peak District National Park and thus has easy access to a wide array of outdoor pursuits including walking, cycling, riding, fishing, gliding and climbing to name but a few. The market town of Bakewell and Spa town of Buxton are within easy reach with their more extensive facilities. Access to Manchester, Sheffield and Chesterfield is also an easy drive.

SERVICES

Mains water and electricity, oil fired central heating, drainage into a private system.





FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band G

POSTCODE: SK17 8LN

DIRECTIONS

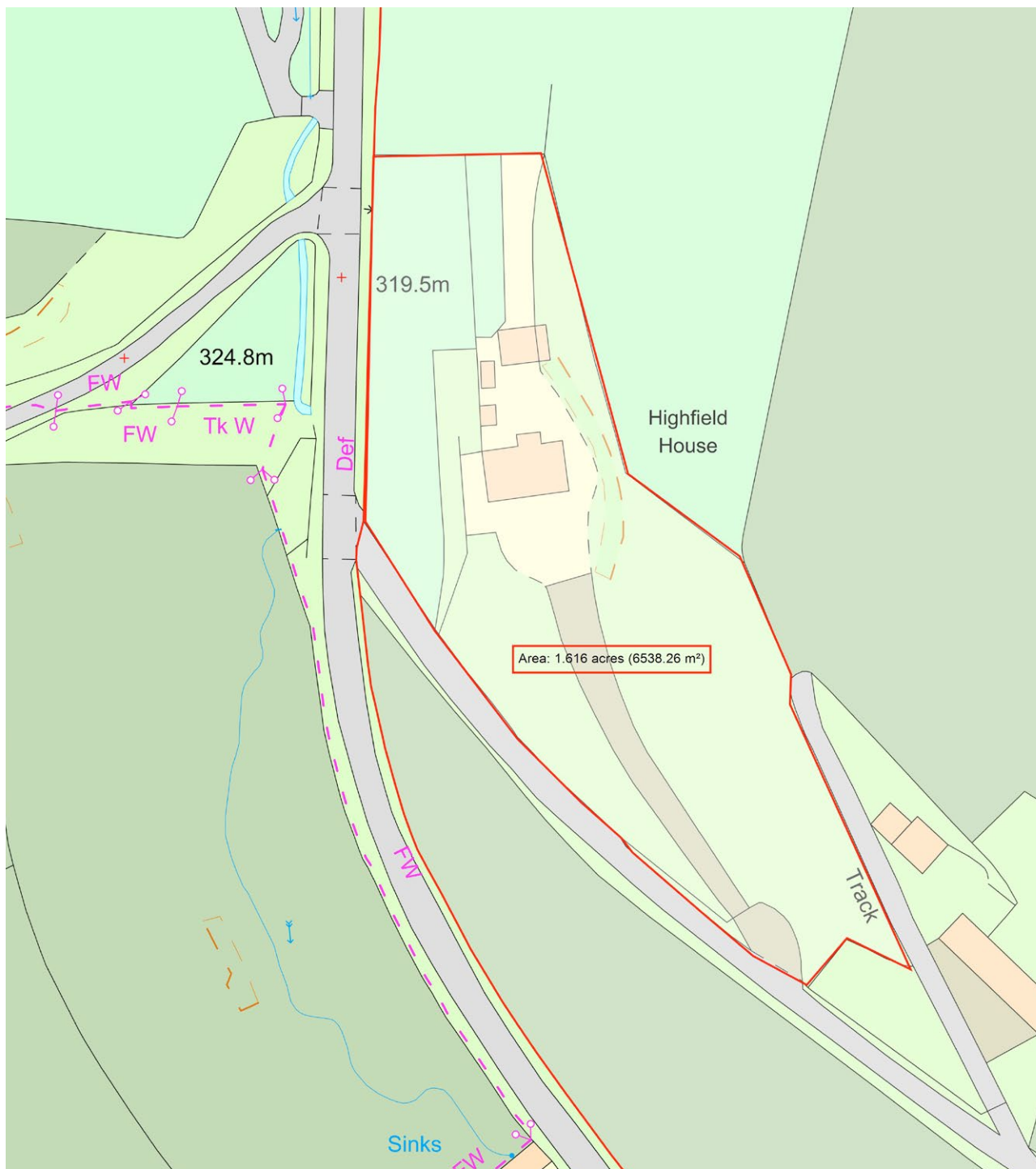
From the Market Square in Tideswell take the Manchester Road out of the village passing Holdsworth Foods on your left hand side, after 0.8 mile there is a sharp right turn which you turn up and the house will be found on the left hand side at the top of the hill.

IMPORTANT NOTICE

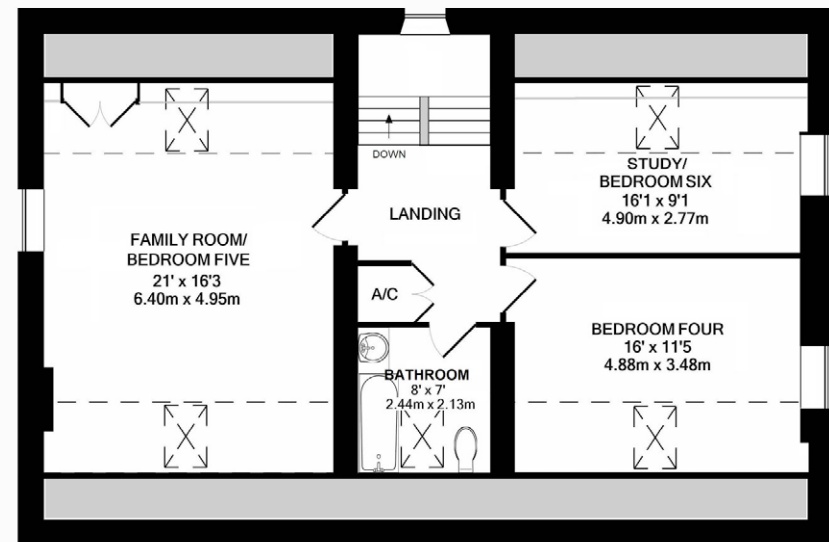
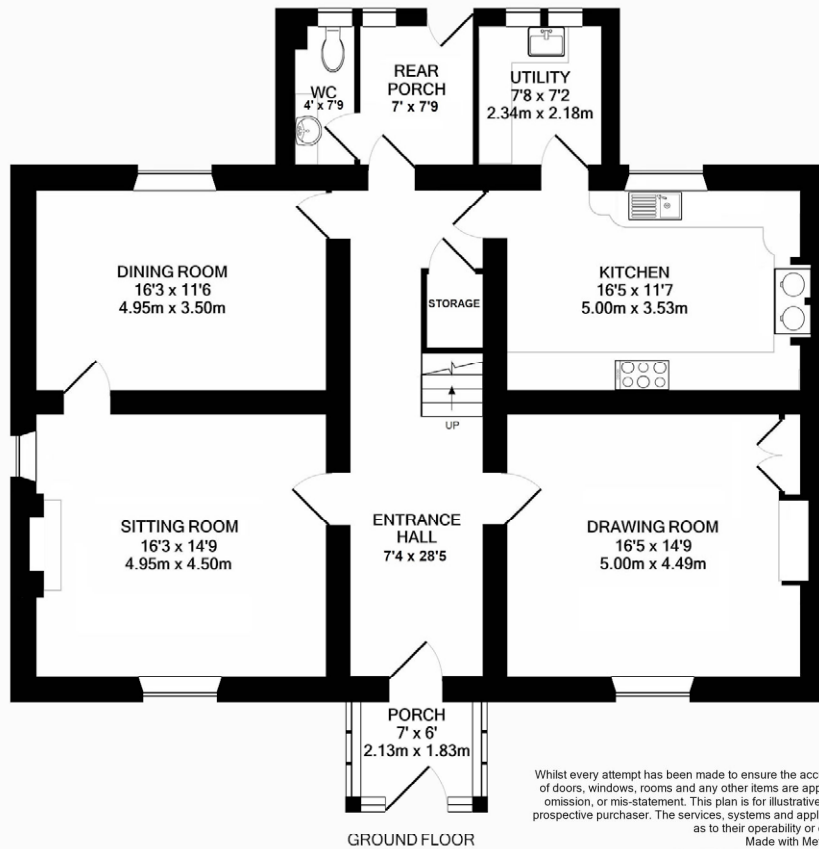
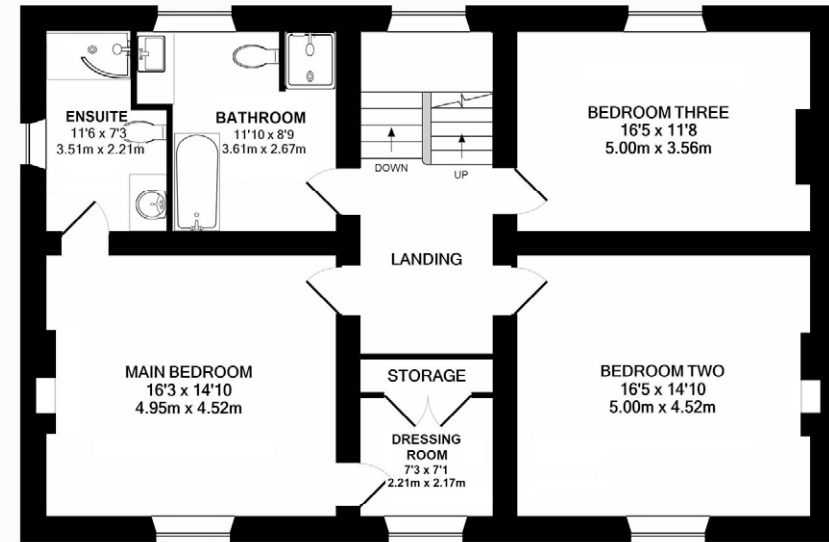
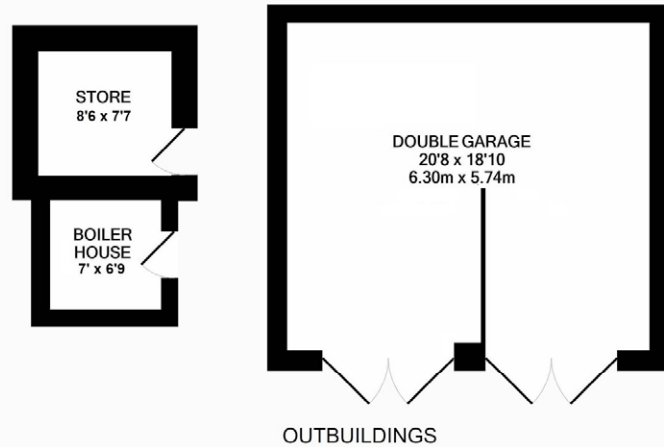
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VIEWING

All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com



HIGHFIELD HOUSE, MANCHESTER ROAD, TIDESWELL, BUXTON SK17 8LN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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by RCJ Residential - rcjresidential.co.uk

HOUSE - 340.61 SQ.M (3,666 SQ.FT)
OUTBUILDINGS - 46.45 SQ.M (500 SQ.FT)
TOTAL - 387.03 SQ.M (4,166 SQ.FT)



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