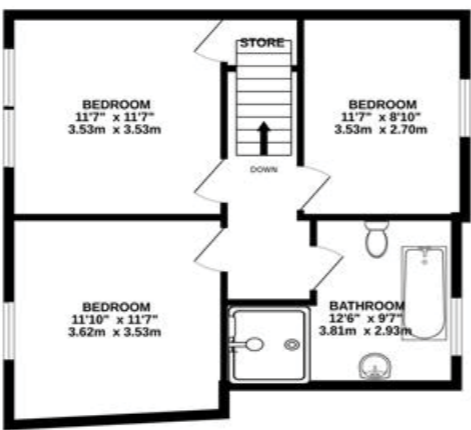
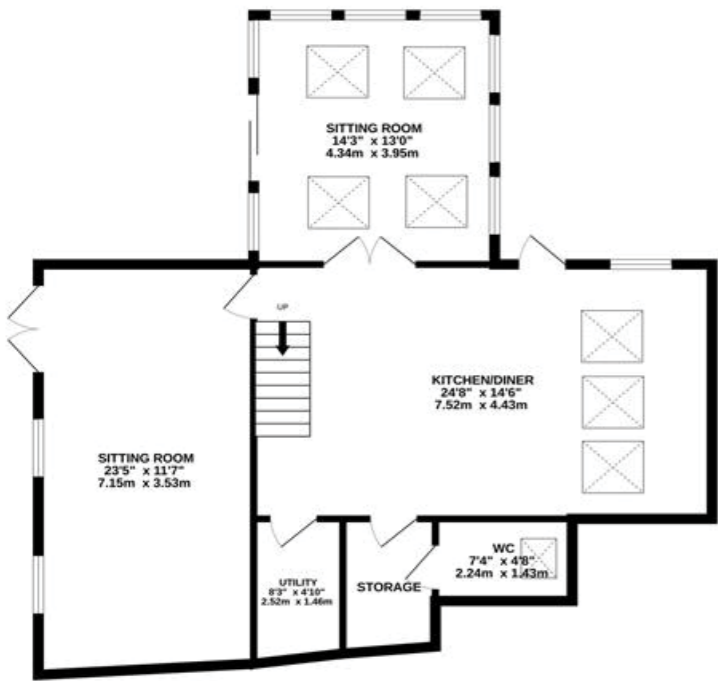


POETS COTTAGE
Eaves Knoll, New Mills
£625,000

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 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

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This is a wonderful opportunity to purchase a truly outstanding and impressive stone detached property which boasts character and charm throughout and seamlessly blends modern comforts with period features.

- CHARMING THREE BEDROOM DETACHED STONE PROPERTY
- GLORIOUS SEMI RURAL POSITION
- LIGHT AND SPACIOUS LIVING, DINING KITCHEN
- TWO RECEPTION ROOMS

- DOWNSTAIRS WC
- ATTRACTIVE, WELL STOCKED GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- MODERN FITTED KITCHEN AND BATHROOM

£625,000

POETS COTTAGE

Eaves Knoll, New Mills



DESCRIPTION

Positioned on Eaves Knoll with surrounding panoramic views, this is an idyllic location and we would therefore recommend an early viewing. The accommodation includes a wonderfully extended fully fitted kitchen including a range cooker which is flooded with light from large ceiling windows. Lowered ceilings to the main dining area, together with apex roof to the kitchen area, extensive lounge with windows offering wonderful views and still retaining stone mullions and feature fireplace, large bespoke garden room with spectacular views providing a tranquil sitting room with wood burning stove set in an attractive feature fireplace.

There is also a utility area, store/cloakroom and downstairs WC on the ground floor. The first floor includes three good-sized bedrooms; all of which provide views together with a beautifully finished bathroom suite with large shower and stand alone bath. An certain selling point is the addition of solar panels, battery power storage and an electric vehicle charging point. To the outside, the property offers a charming front garden area which is well stocked with flowerbeds and lawned areas, surrounded by stone wall which links to the side of the elevation which has been part converted to double driveway providing ample parking.

Apart from the property's wonderful position and rural feel, it is only a short distance away from the centre of New Mills with a frequent rail service and is on the doorstep to a network of interesting bridle paths and walkways.

LOCATION

New Mills which is a thriving town offering excellent shopping facilities, primary and high schools and a sports hall with swimming pool. The town also has excellent train links from both New Mills Newtown and New Mills central stations. New Mills is the gateway to the hills, countryside and close by the popular village of Hayfield and Kinder Scout. An excellent area for all outdoor pursuits.

DIRECTIONS

POSTCODE : SK22 4QD

TENURE

Freehold. To be confirmed 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. Council Tax Band : D

VIEWING

Strictly by appointment through the agents.

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



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