



**BROADHURST EDGE FARM**

Mellor Road, New Mills, High Peak, SK22 4QG



## Broadhurst Edge Farm Mellor Road, New Mills, High Peak, SK22 4QG

An outstanding country residence offering extensive and beautifully presented and contemporary accommodation within a traditional facade. The property boasts landscaped gardens and fantastic equestrian facilities including menage and grazing land extending to 5 acres (approx).

- Stunning contemporary home
- Extensive living accommodation
- Four reception rooms
- Mark Wilkinson kitchen
- 4 bedrooms (3 en suite)
- Stylish family bathroom
- Cinema room, gym
- Oak Panelled snug
- Four car garage
- Landscaped gardens
- Fantastic equine facilities
- Stabling for 4 horses
- Grazing land 5 acres (approx)
- Further land available by separate negotiation
- Stunning views towards Kinder Scout

### DESCRIPTION

Nestling in the hills with fabulous views towards Kinder Scout, this impressive property offers superb accommodation and extensive equestrian facilities, all set within easy reach of the many facilities of New Mills and Marple.

Sympathetically updated, extended and improved by the current owners, Broadhurst Edge Farm offers superlative accommodation which is bound to impress. Approached via electric gates, the property is set back from the road and briefly comprises; superb family area with picture window affording breath-taking views of the hills towards Kinder Scout, the family area opens to a lounge which opens to a dining area which in turn is open to a superb kitchen by Mark Wilkinson. There is a utility room and two ground floor WCs. There is a lovely lounge, a study and games/TV room. A superb feature of this property is the snug, a circular room with bespoke panelled walls with a staircase leading to a music room above and giving access to the gym with feature mirrored wall.

To the first floor the galleried landing provides access to the master bedroom suite which boasts a beautifully fitted en suite and a large

dressing room providing ample storage/hanging space. There are three further double bedrooms, two with en suites and finally a superb family bathroom with feature free-standing bath. To the second floor there is an office and a good sized cinema room. Externally, the property is set well back from the road and a driveway provides off road parking and access to the extensive range of garages (with storage above) and the stabling. The beautifully landscaped gardens are mainly laid to lawn and boast a large garden pond and carefully selected trees and shrubs. A large detached barn provides stabling for four horses as well as a tack room and kitchen facilities. There is an all weather menage and grazing land extending to 5 acres (approx.). Further land is available by separate negotiation.

### LOCATION

New Mills offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both New Mills Central and New Mills Newtown stations offer services to Manchester city centre and Buxton and the access points to the Northwest





motorway network can be found at Stockport East and Bredbury junctions.

**DIRECTIONS**

POSTCODE : SK22 4QG

**IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

**GROUND FLOOR**

**LOUNGE 1**

8.53m(28'0") x 7.34m(24'1")

**FAMILY AREA**

7.62m(25'0") x 6.05m(19'10")

**DINING AREA**

4.90m(16'1") x 6.71m(22'0")

**KITCHEN AREA**

6.38m(20'11") x 6.40m(21'0")

**LOUNGE 2**

5.79m(19'0") x 5.66m(18'7")

**GAMES ROOM**

3.66m(12'0") x 5.79m(19'0")

**SNUG**

4.22m(13'10") x 4.22m(13'10") maximum measurements

**UTILITY ROOM**

3.66m(12'0") x 1.80m(5'11")



**BOILER ROOM**

1.83m(6'0") x 1.22m(4'0")

**STORE ROOM**

2.74m(9'0") x 1.52m(5'0")

**DOWNSTAIRS WC**

1.96m(6'5") x 2.44m(8'0")

**STUDY**

3.05m(10'0") x 2.69m(8'10")

**GAMES ROOM**

3.66m(12'0") x 5.79m(19'0")

**GYM**

6.10m(20'0") x 4.52m(14'10")

**LANDING AREA**

5.79m(19'0") x 3.35m(11'0")

**BEDROOM 1**

6.10m(20'0") x 4.57m(15'0")

**EN-SUITE**

2.74m(9'0") x 1.83m(6'0")

**DRESSING ROOM**

5.44m(17'10") x 2.77m(9'1")

**BEDROOM 2**

4.57m(15'0") x 3.66m(12'0")

**EN-SUITE**

2.08m(6'10") x 1.83m(6'0")

**BEDROOM 3**

4.83m(15'10") x 3.61m(11'10")

**EN-SUITE**

2.74m(9'0") x 2.08m(6'10")

**BEDROOM 4**

5.46m(17'11") x 2.74m(9'0")

**BATHROOM**

3.38m(11'1") x 5.21m(17'1")

**MUSIC ROOM**

4.22m(13'10") x 4.22m(13'10") maximum measurements  
- accessible from the Snug

**SECOND FLOOR**

**OFFICE**

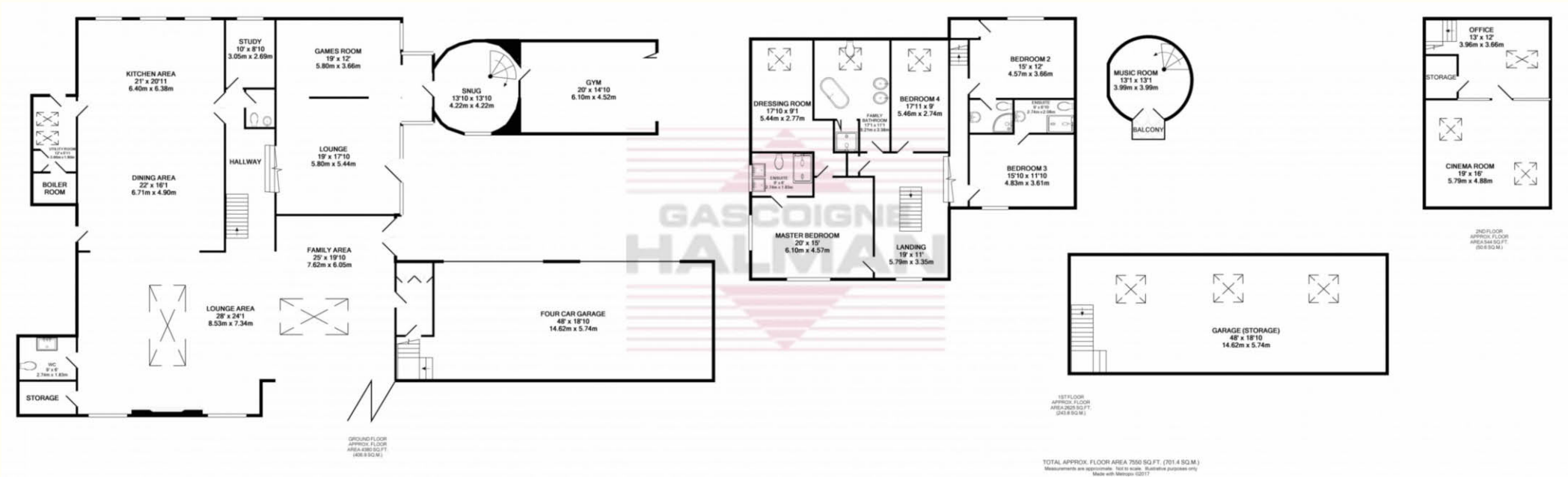
3.96m(13'0") x 3.66m(12'0")

**CINEMA ROOM**

5.79m(19'0") x 4.88m(16'0")







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.





10 Town Street  
Marple Bridge  
Cheshire  
SK6 5DS

t 0161 427 2488  
e [marple@gascoignehalman.co.uk](mailto:marple@gascoignehalman.co.uk)  
[www.gascoignehalman.co.uk](http://www.gascoignehalman.co.uk)

