



Kamina Ridge End Fold, Marple, Stockport, SK6 7EX

Offers in excess of £800,000

Property 

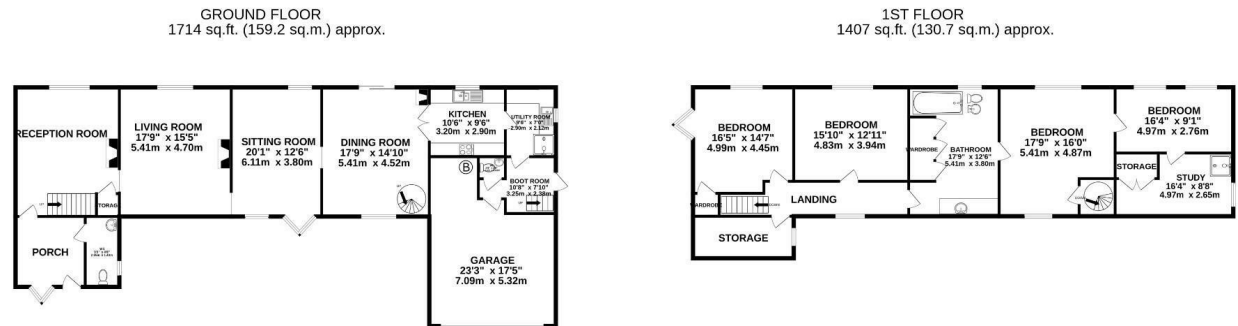
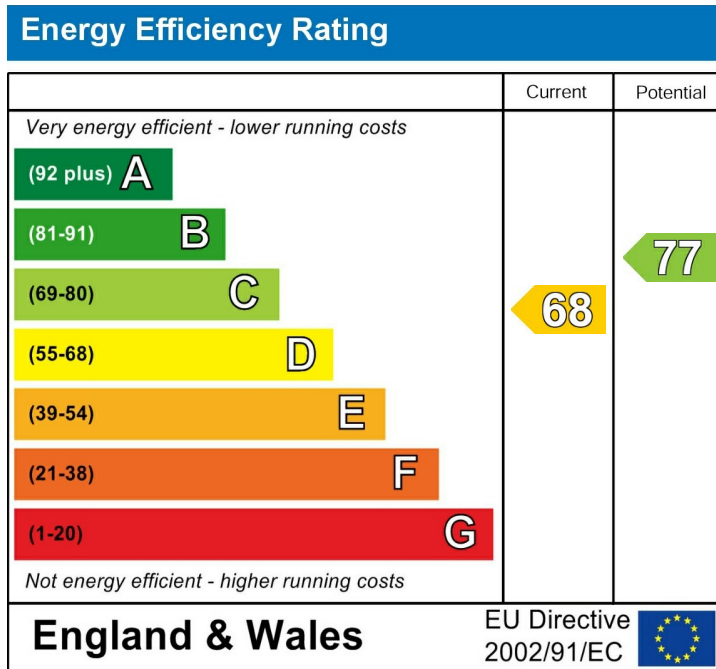
THE PROPERTY

- Wonderful Period Converted Farm House
- Cottage-Style Kitchen
- Large Double Garage
- One/ Two Single Bedrooms/ Studies
- Picturesque Surroundings
- Four Large Reception Rooms
- Utility Room and Boot Room
- Three Double Bedrooms
- Large Family Bathroom
- Planning Permission for Improvements

We are delighted to welcome to the market this Traditional Farmhouse, which consists of the original farm house of Beeston Farm in Marple Ridge, and absorbs the old attached barn which has been converted into a stunning Period Property which is nestled deep in the Great British Countryside. It boasts close access to a number of walking paths and local farms, and benefits from the quiet and beautiful surroundings whilst still enjoying Excellent Transport Links with access to Marple and High Lane villages.

The accommodation comprises: Entrance into a Large Porch/ Entrance Room, with downstairs WC to the right hand side. Beyond is the first of FOUR Reception Rooms, with the original ceiling beams, a beautiful log-burning fire and underfloor heating throughout most of the ground floor, with stairs leading up to the First Floor Landing. Take a step into the Second Reception Room, again with underfloor heating and a feature Fireplace, with a Third Sitting Room beyond. The Fourth Reception Room is currently used as a Dining Room as it adjoins a Capacious Cottage-Style Kitchen, and has the original, Beautifully Crafted Wrought Iron Staircase which lead up to some bedrooms. Beyond the Kitchen is a handy Utility Room with shower, a Boot Room and downstairs WC offering access to the side of the property and a Large Garage providing Valuable Additional Storage Space. The First Floor Consists of Three Double Bedrooms, Two Single Bedrooms/ Home Offices and a Large Family Bathroom. The Property has planning permission to raise the existing roof line should the new owner wish to create large useable space for the single rooms.

Externally, there is Off-Road Parking for several vehicles via a Large Gravel Driveway to the front, with a Large Lawned Rear Garden and Picturesque Views over the neighbouring Countryside to the rear, with a workshop and outhouses providing more storage space, with patio and decking areas for entertaining. EPC Grade- D. Council Tax Band - F.



TOTAL FLOOR AREA : 3120 sq.ft. (289.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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