



Ballbeard Farmhouse Laneside Road, New Mills, SK22 4QN

Asking price £875,000









# Ballbeard Farmhouse Laneside Road

New Mills, SK22 4QN

- 4 BED DETACHED FARMHOUSE
- NESTLED WITHIN SIX ACRES OF COUNTRYSIDE
- PANORAMIC VIEWS
- COUNTRY STYLE KITCHEN WITH AGA
- LARGE CONSERVATORY OVERLOOKING LANTERN PIKE
- NUMEROUS SECURE STABLES AND OUTBUILDINGS
- SHORT DISTANCE FROM LOCAL AMENITIES

Nestled within six acres of stunning, unspoiled countryside, this charming, detached period farmhouse offers the perfect rural retreat. With stables, generous outdoor space and breathtaking views, it's a dream property for those seeking tranquillity and the beauty of nature.

Located in a peaceful and historic rural hamlet, this well-preserved farmhouse combines classic charm with modern comforts, showcasing an array of original features that enhance its character.



Front Porch	13'11 x 5'6 (4.24m x 1.68m)
Kitchen	13'5 x 15'1 (4.09m x 4.60m)
Dining Area	13'5 x 8'10 (4.09m x 2.69m)
Living Room	17'9 x 16'10 (5.41m x 5.13m)
Dining Room	11'3 x 14'7 (3.43m x 4.45m)
Conservatory	16'6 x 9'5 (5.03m x 2.87m)
Back hallway	17'4 x 5'1 (5.28m x 1.55m)
Bedroom	11'10x 10'8 (3.61mx 3.25m)
Bathroom	4'11 x 10'2 (1.50m x 3.10m)
Hallway	6'3 x 14'6 (1.91m x 4.42m)
Upstairs Living Room	13'4 x 15'2 (4.06m x 4.62m)
Bedroom	16'11 x 13'3 (5.16m x 4.04m)



Landing	5'7 x 2'9 (1.70m x 0.84m)
Bedroom	11'0 x 16'10 (3.35m x 5.13m)
Bedroom	11'0 x 14'8 (3.35m x 4.47m)
Bathroom	6'6 x 11'0 (1.98m x 3.35m)
Landing	6'4 x 14'8 (1.93m x 4.47m)
Inner Hallway	10'8 x 3'1 (3.25m x 0.94m)

## Directions

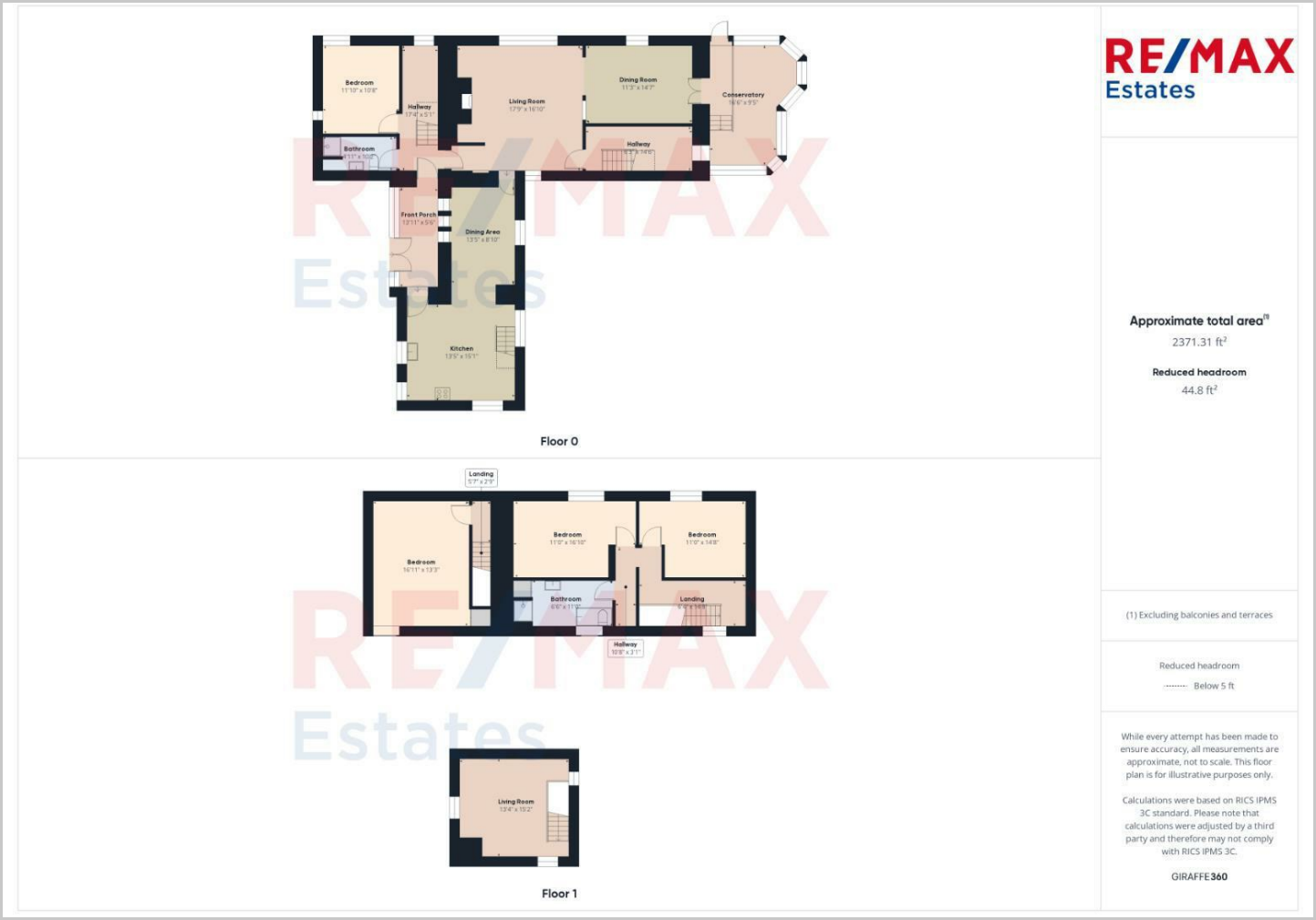
From New Mills Central Train Station: Head north-east on Station Rd towards Hague Bar Rd, Slight right onto Hague Bar Rd/B6101 At the roundabout, take the 2nd exit onto Union Rd/B6101, Turn left onto Church Rd/A6015 Continue to follow A6015 Turn right onto Laneside Rd







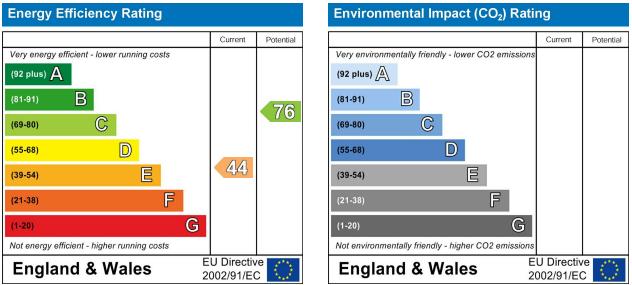
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our RE/MAX Estates Sales Marketa Office on +44 (0) 1298 461216 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.