



SR SUTHERLAND  
REAY

**SR** SUTHERLAND  
REAY  
LIVE YOUR DREAM

**Windbury Farm Mellor Road, New Mills**

Guide Price **£950,000**

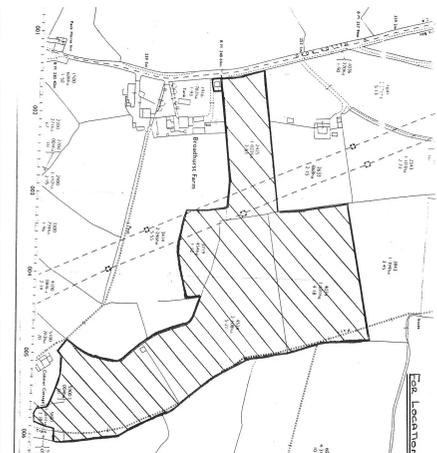


## Windbury Farm Mellor Road

New Mills, High Peak

Tenure: Freehold

- Four Bedroom Detached Farmhouse
- 20 Acres of Land
- Stables and All Weather Menage
- Well Presented Throughout
- Two Reception Rooms
- Conservatory
- Utility Room
- En-Suite to bedroom One
- EPC Rating TBC





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1792.41 ft<sup>2</sup>  
166.52 m<sup>2</sup>

**Reduced headroom**

27.71 ft<sup>2</sup>  
2.57 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

AWARD WINNING ESTATE  
& LETTING AGENTS



SCAN THE QR CODE  
FOR MORE DETAILS  
OR BOOK A VIEWING

