



Jordan fishwick

KETTLESHULME HIGH PEAK SK23 7RF
Guide Price £1,395,000

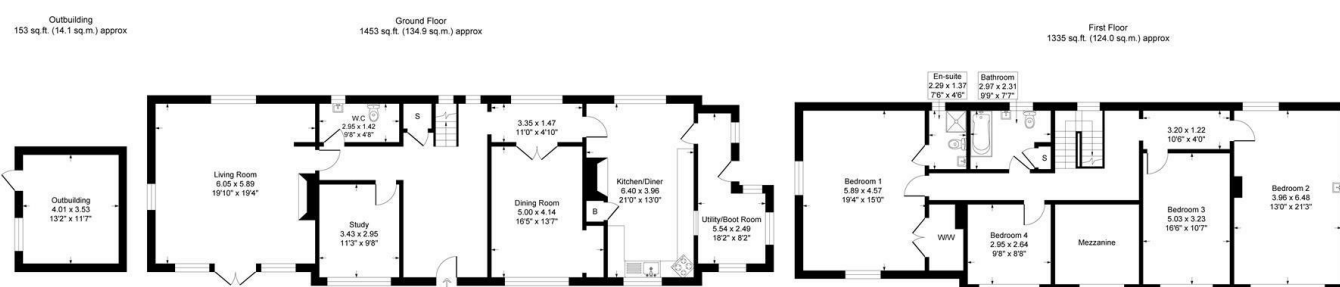
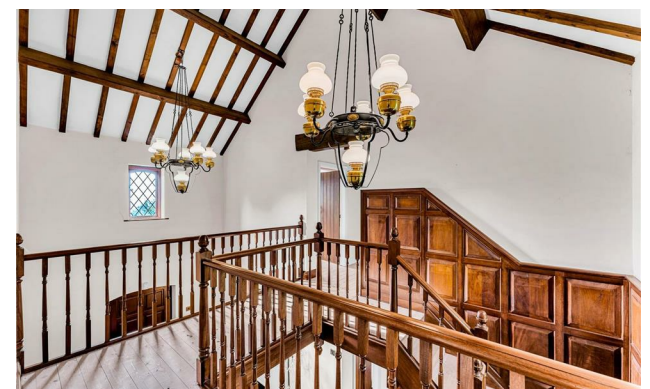
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As you traverse the quarter of a mile private driveway, offering stunning views over the Dunge Valley, with woodland, hill, valley & river aspects, and even the occasional wild deer, you know a special property awaits, then you arrive at Kirby Clough Farm. This beautiful stone built detached farmhouse is offered with approximately 10 acres, and is set in the most tranquil and sheltered location, surrounded by gardens with an array of mature shrubs, specimen trees, and herbaceous borders, and various stone terraces suitable for al fresco dining.

Kirby Clough Farm offers spacious accommodation throughout with a wealth of original features including an original range in the kitchen / breakfast room, original beams, stone mullioned windows to the front elevation, latch & brace doors, and stunning open fireplaces.

To the ground floor is a spectacular double height galleried entrance hall, spacious drawing room, office / study, cloakroom, dining room, kitchen / breakfast room and utility room. On the first floor are the large family bathroom, four bedrooms, all with windows to the front elevation affording spectacular views, with the master having built in wardrobe, and en-suite.

Sitting below the renowned beauty spot of Windgather Rocks the location of Kirby Clough Farm provides easy access to the High Peak's many outstanding natural features, and is a walkers paradise, however Macclesfield, with its fast train to London is a mere 20 minutes away with Manchester International Airport being within half an hour's reach. The ten acres of land essentially encompass the farm, with a further 10 acres being available by separate negotiation. In addition, there is a stone built store, ample parking, and a lapsed planning consent for a garage.



Total Floor Area : 2940 sq.ft. (273.1 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurement of doors, windows, stairs, and all other items are approximate and the responsibility is taken by any purchaser or leaseholder. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and appliances shown here are not intended to be guaranteed as to their quality or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	