



*jordan* fishwick

, Kettleshulme, SK23 7RF  
Guide Price £1,295,000

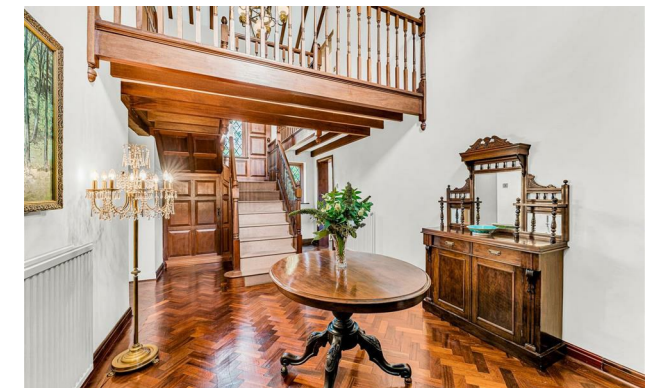




As you traverse the quarter of a mile private driveway, offering stunning views over the Dunge Valley, with woodland, hill, valley & river aspects, and even the occasional wild deer, you know a special property awaits, then you arrive at Kirby Clough Farm. This beautiful stone built detached farmhouse 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.

**High Peak  
SK23 7RF**

**Guide Price £1,295,000**






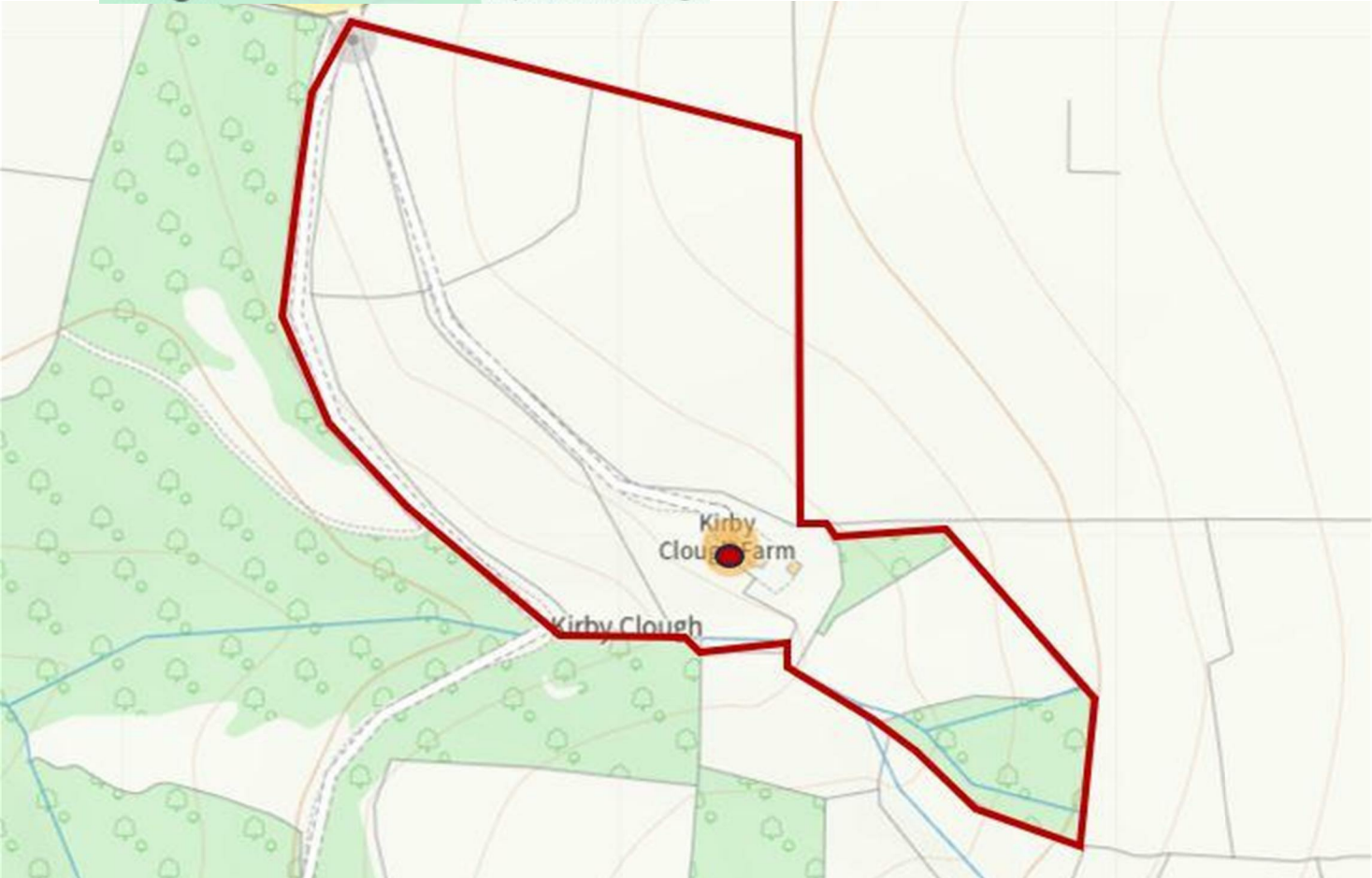




- Stone Built Period Farmhouse
- Spectacular Location within High Peak
- Four Bedrooms & two bathrms
- Beautifuyl gardens and 10 acres of land
- Stunning views over the Dunge Valley
- No onward chain



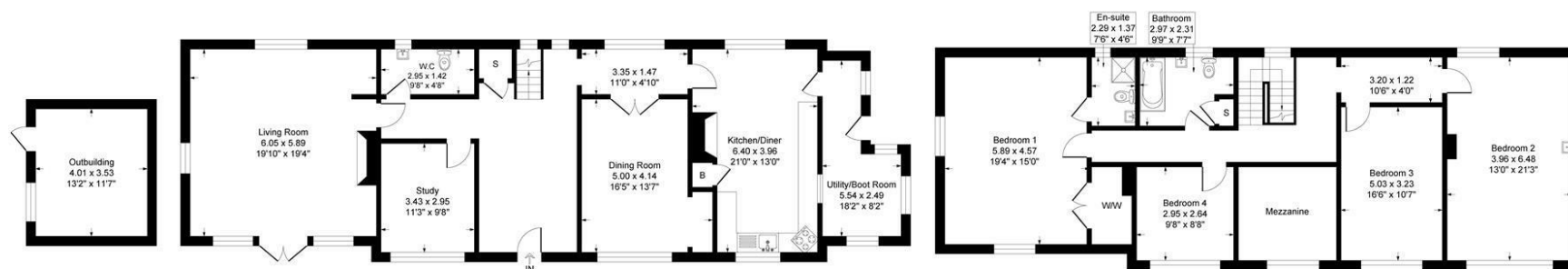
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>32</div>	<div>78</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Outbuilding  
153 sq.ft. (14.1 sq.m.) approx

Ground Floor  
1453 sq.ft. (134.9 sq.m.) approx

First Floor  
1335 sq.ft. (124.0 sq.m.) approx



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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