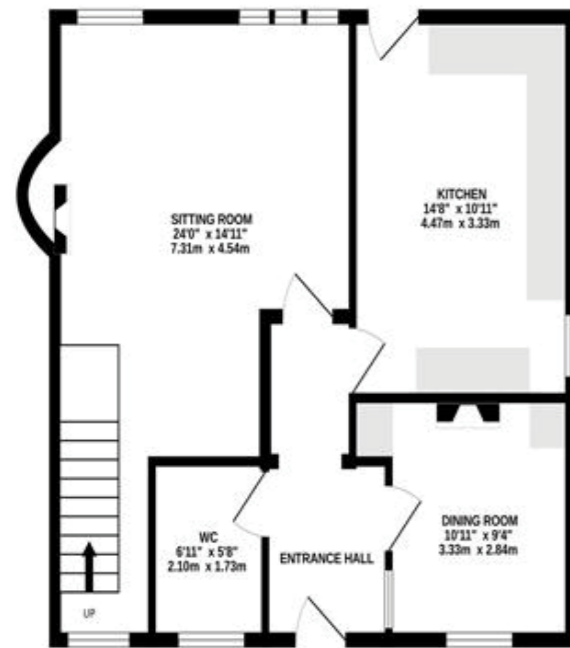


**5/7 WHALEY LANE**

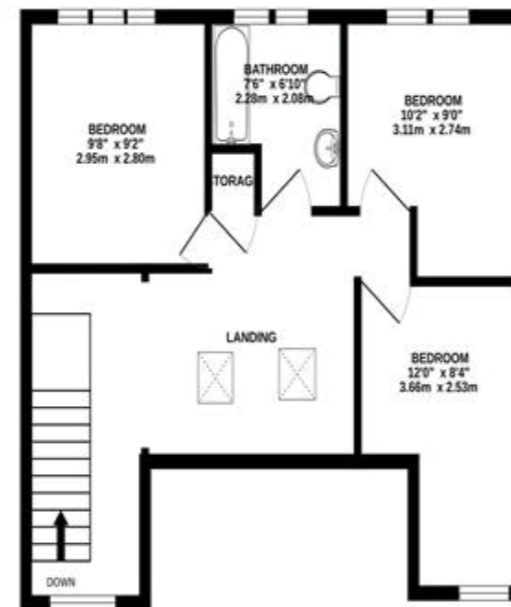
Whaley Bridge

**£395,000**

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge

15, Market Street, WHALEY BRIDGE SK23 7AA

01663 719500 whaley@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



AN ATTRACTIVE STONE DETACHED COTTAGE steeped in history which dates back to 1730 and has a wonderful TUCKED AWAY location just above the popular town of Whaley Bridge. The Cottage offers so much CHARM and lots of ORIGINAL FEATURES. The accommodation has TWO RECEPTION ROOMS, large kitchen and THREE BEDROOMS and does require some updating. There are gardens, sun terrace and a GARAGE.

**GASCOIGNE HALMAN**



- STONE DETACHED COTTAGE BUILT CIRCA 1730
- ORIGINALLY THE VILLAGE SCHOOL AND HAS A WEALTH OF CHARM AND CHARACTER
- LOCATED JUST ABOVE THE TOWN SO CONVENIENT FOR SHOPS, CAFES AND RAIL LINKS
- DINING ROOM AND FITTED BREAKFAST KITCHEN

- LARGE SPACIOUS SITTING ROOM WITH FEATURE FIREPLACE
- THREE DOUBLE BEDROOMS AND A BATHROOM
- LOVELY GARDENS, PARKING AND GARAGE
- A UNIQUE PROPERTY WHICH SHOULD BE VIEWED

**£395,000**

**5/7 WHALEY LANE**

Whaley Bridge



"The School House" is a pretty cottage style property and it is believed that in 1730 it was a school with only six students. Beyond 1780 it then became two cottages and in more recent times converted into one large cottage. The cottage retains much of its original character which is evident when entering. There are beautiful beams and cottage features together with an Inglenook style fireplace in the large sitting room. The property has a warm cosy feel about it which is complimented by gas central heating. The location of this cottage is tucked away but provides easy access down to the town with excellent day to day shopping facilities, good commuter links with the train station being very close and the Peak

Forest Canal in the heart of the town. The property does require upgrading and the accommodation offers a reception hallway, cloak/wc, spacious sitting room, dining room and a fitted breakfast kitchen. The first floor landing has lots of space/storage and leads to three double bedrooms and a bathroom. Outside there is a garage and a parking space which leads to a gated entrance into the enclosed gardens with mature hedging and planted borders. This is a unique historical home and should be viewed to appreciate the potential and convenient location it offers.

**LOCATION**

Set amid the rolling hills of the beautiful Peak District, Whaley Bridge is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

**DIRECTIONS**

SAT NAV: SK23 7AE

**TENURE**

LEASEHOLD 999 Years from September 1925 - This is for guidance purposes only and has been provided by the seller **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

High Peak Borough Council

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**