



**GASCOIGNE
HALMAN**

"REDLEES", FORGE ROAD, WHALEY BRIDGE, HIGH
PEAK

THE AREAS LEADING ESTATE AGENT



"REDLEES", FORGE ROAD, WHALEY BRIDGE, HIGH PEAK

A WONDERFUL BRIGHT SPACIOUS DETACHED HOME which has an ideal location very close to the town with comprehensive amenities and RAIL LINKS. The accommodation is OUTSTANDING and flexible with TWO RECEPTION ROOMS, FITTED DINING KITCHEN, FIVE BEDROOMS, three en-suites and family bathroom plus Cellar, Office, Garage and workshop. PRESENTED to a high standard throughout and has the privilege of GARDENS, riverside seating/entertaining area and PARKING.

Built in the 1930's by a well known Master Builder for his main residence, "Redlees" offers so much space and flexibility which has recently had an interior upgrade so the property has a lovely family homely feel as you enter. Warmed by gas central heating complimented by double glazing the accommodation provides much charm and character with attractive oak panelling, bay windows and the sitting room has an Inglenook style fireplace, some wood floors and decorative stained window are just some of the amazing features. The lay out is over two floors and has a hallway with staircase, family/dining room with half moon bay window incorporating window seating, sitting room with Inglenook style fireplace and wood floor, fitted dining kitchen and laundry room with integral access to the garage, cloakroom and WC. The spacious half landing with feature stained glass window leads to a full landing area which gives access to five bedrooms, three of which have the special benefit of en-suite facilities, the main bedroom having an en-suite bathroom and discreet kitchenette area. In addition to the three en-suites there is a family bathroom. There is also access from the landing to a boarded attic.





AN ATTRACTIVE 1930's BUILT
DETACHED HOME

OFFERING BEAUTIFULLY PRESENTED
FLEXIBLE FAMILY ACCOMMODATION

TWO SPACIOUS RECEPTION ROOMS
PLUS A FITTED DINING KITCHEN

FIVE BEDROOMS, THREE EN-SUITES
PLUS A FAMILY BATHROOM

DRIVEWAY AND DOUBLE LENGTH
GARAGING/WORKSHOP

ENCLOSED GARDENS INCLUDING A
UNIQUE RIVERSIDE SUN TERRACE

ALL ROOMS RECENTLY DECORATED
AND NEW CARPETING

CLOSE TO THE TOWN WITH
AMENITIES AND RAIL LINKS

VIEWING IS RECOMMENDED

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Outside the front of the property is approached by a large manageable enclosed slate bed which has planted borders and a pathway. The side provides enclosed driveway parking space for two cars and leads to the garaging. The rear garden has a tranquil setting which is tiered and incorporates from the house a spacious flat garden which is decked for ease of maintenance and has a flagged patio/entertaining area and dwarf wall boundary with specimen hedging. There are steps that lead down to two further pea gravelled areas which houses the tucked away office and there is a railed and decked patio/drinks area which overhangs the picturesque river/waterfall offering relaxation.

This detached lovely home has a tucked away location although it has the benefit of being a short walk to the town's shops, cafes, restaurants, Peak Forest Canal, primary school, frequent rail links to Manchester and beyond and bus links to Manchester International Airport.

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 7HY.

TENURE

LEASEHOLD - This is for guidance purposes only and has been provided by the seller.

NB

This property is located on an unadopted Road.

LOCAL AUTHORITY

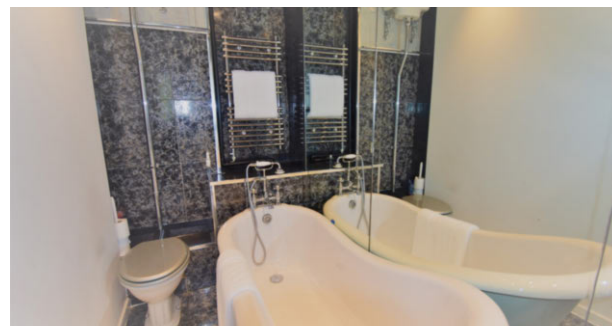
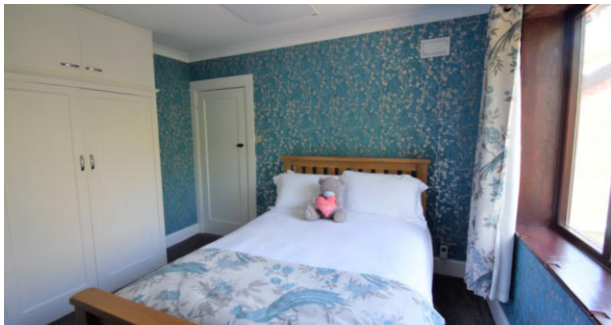
High Peak Borough Council - Band D.

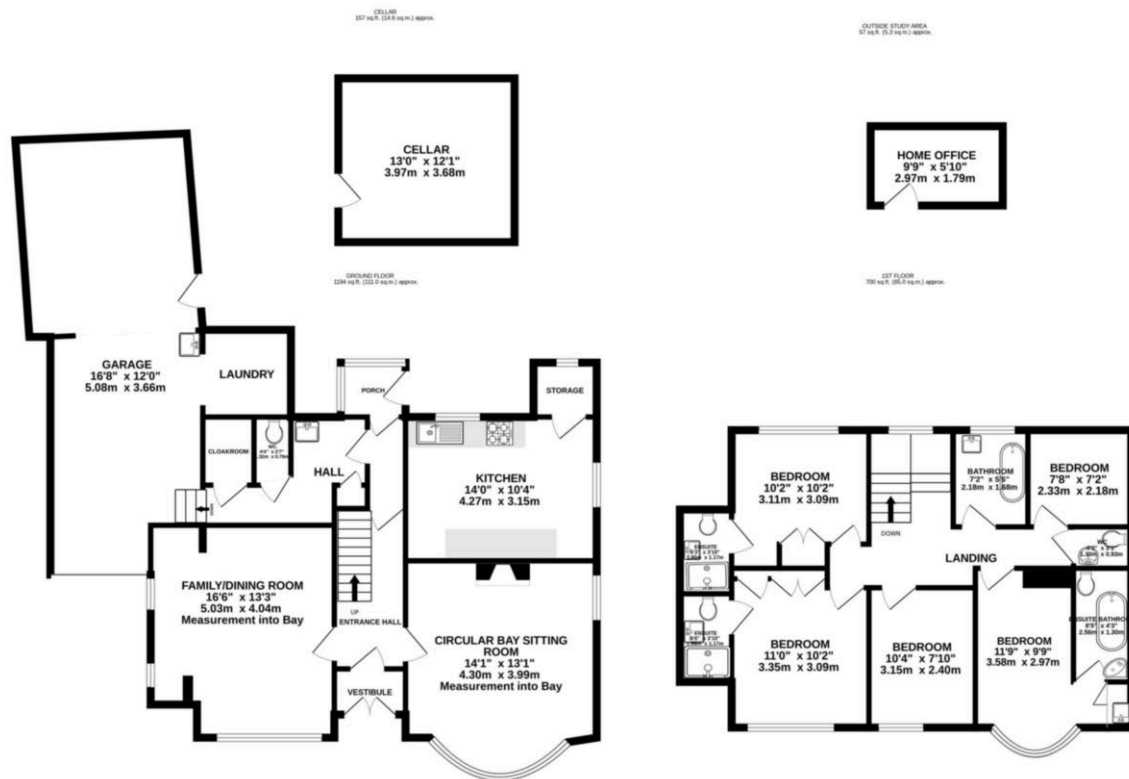
IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

INFORMATION

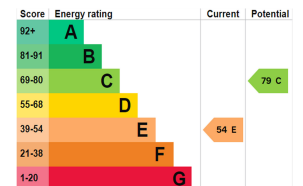
The current Vendors have advised us, that there has only been 3 owners since the property was built.





TOTAL FLOOR AREA : 2109 sq.ft. (195.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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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.





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