



**GASCOIGNE
HALMAN**

HADFIELD FOLD, WHALEY LANE, WHALEY BRIDGE

THE AREAS LEADING ESTATE AGENT



HADFIELD FOLD, WHALEY LANE, WHALEY BRIDGE

*** VIEWING STRONGLY ADVISED *** AN INCREDIBLY BEAUTIFUL STONE DETACHED RESIDENCE with outbuildings offering potential AND IMMENSE ACCOMMODATION. Set within 1.42 ACRES OF EXQUISITE PICTURESQUE TRANQUIL GROUNDS WITH COUNTRYSIDE VIEWS yet close to the Town. "Hadfield Fold" is a TRULY STUNNING AND UNIQUE home which was formerly three farm cottages. There are many original character features in situ. Built CIRCA 1700's the property offers a total of SIX RECEPTION ROOMS plus FIVE BEDROOMS/TWO BATHROOMS, including a self contained ANNEXE. The property has a gated sweeping cobbled driveway offering extensive parking facilities and DETACHED GARAGING/STUDIO/OFFICE.



We are privileged to be given the opportunity of finding a new owner for Hadfield Fold which was formerly three farm cottages with outbuildings. Located within an outstanding 1.42 acre plot offering stunning views and breathtaking mature gardens including a Victorian water garden. This beautiful period residence must be one of the finest homes in the area with it's 5,213 sq ft of flexible accommodation including an integral self contained annexe. Hadfield Fold has the unique rural feel and aspect yet you are a very short distance down to the town with excellent amenities, cafes, rail links and schools. This delightful home has tremendous flexibility for large/independent family living and benefits from so much charm and character with the majority of original features including fireplaces and ceiling covings. Reached by a sweeping cobbled entrance which provides extensive parking and turning areas you reach the front main entrance which is an elegant Dining hallway which has impressive columns and a period fireplace.



A DESIRABLE STONE DETACHED HOUSE WITH 1.42 ACRES

BELIEVED TO DATE BACK TO THE 1700's WITH PERIOD FEATURES

LOCATED WITHIN A SOUGHT AFTER AREA

WONDERFUL PANORAMIC COUNTRYSIDE SCENERY

OFFERING FLEXIBLE BRIGHT SPACIOUS ACCOMMODATION



ANNEXE AREA WITH LIVING AND KITCHENETTE

STONE DETACHED OUTBUILDING / GARAGES/STORE/STUDIO/OFFICE

VIEWING IS STRONGLY RECOMMENDED

CLOSE TO AMENITIES CANAL AND RAIL LINKS

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As you continue further through the property you have a washroom, cloaks/wc., side porch, study room, drawing room, family room, garden room, fitted kitchen with breakfast area and cellar with three chambers. The landing takes you to five bedrooms, the main one having an en-suite bathroom and two further bedrooms with study areas. There is an inner landing which gives access to the annexe area of the house which provides a sun lounge/conservatory rooms, kitchenette, bedroom four and bedroom five with a bed deck, bathroom/drying room and a separate WC. The annexe is part of the main house although it does provide separate living if required.

Outside within the cobbled courtyard area you reach the Stone detached outbuilding which within the building has a garage/workshop, further garage/workshop with a spiral staircase to a potential studio/gallery, further wood store, stable/store. This area provides excellent parking facilities and turning area. The grounds which extends to approx 1.42 acres that this delightful home stands in are truly wonderful with sweeping lawns, mature specimen borders and trees, Victorian garden area with natural water feature, stone built summer house, lots of seating/sun terrace areas which adjoin open countryside with far reaching views beyond. This property also has a part share with neighbourhood properties in the fields adjoining the grounds to safe guard the future.







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 7BA

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

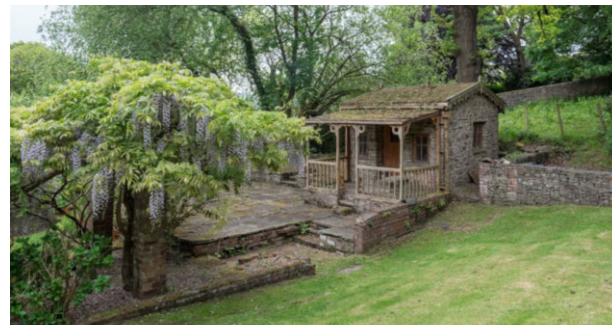
Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

TENURE

We believe the property is not currently registered at the Land Registry but we are informed that the property is Leasehold 999 years - This is for guidance purposes only and has been provided by the seller.

LOCAL AUTHORITY

High Peak Borough Council - Band G



1ST FLOOR
1247-1248 (SEE PG. 11) APPROX.



1ST FLOOR
2008-1612 (SEE PG. 11) APPROX.



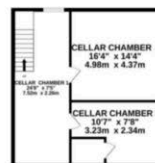
1ST FLOOR
1245-1246 (SEE PG. 11) APPROX.



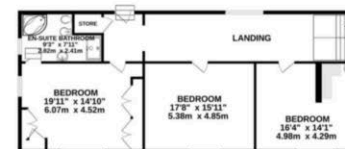
OUTSIDE OUTTING SPACE
1245-1246 (SEE PG. 11) APPROX.



CELLAR
1612-1613 (SEE PG. 11) APPROX.

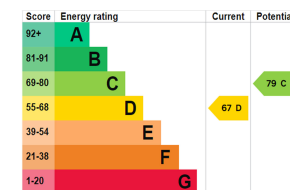


2ND FLOOR
1279-1282 (SEE PG. 11) APPROX.



TOTAL FLOOR AREA : 6434 sq.ft. (597.7 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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