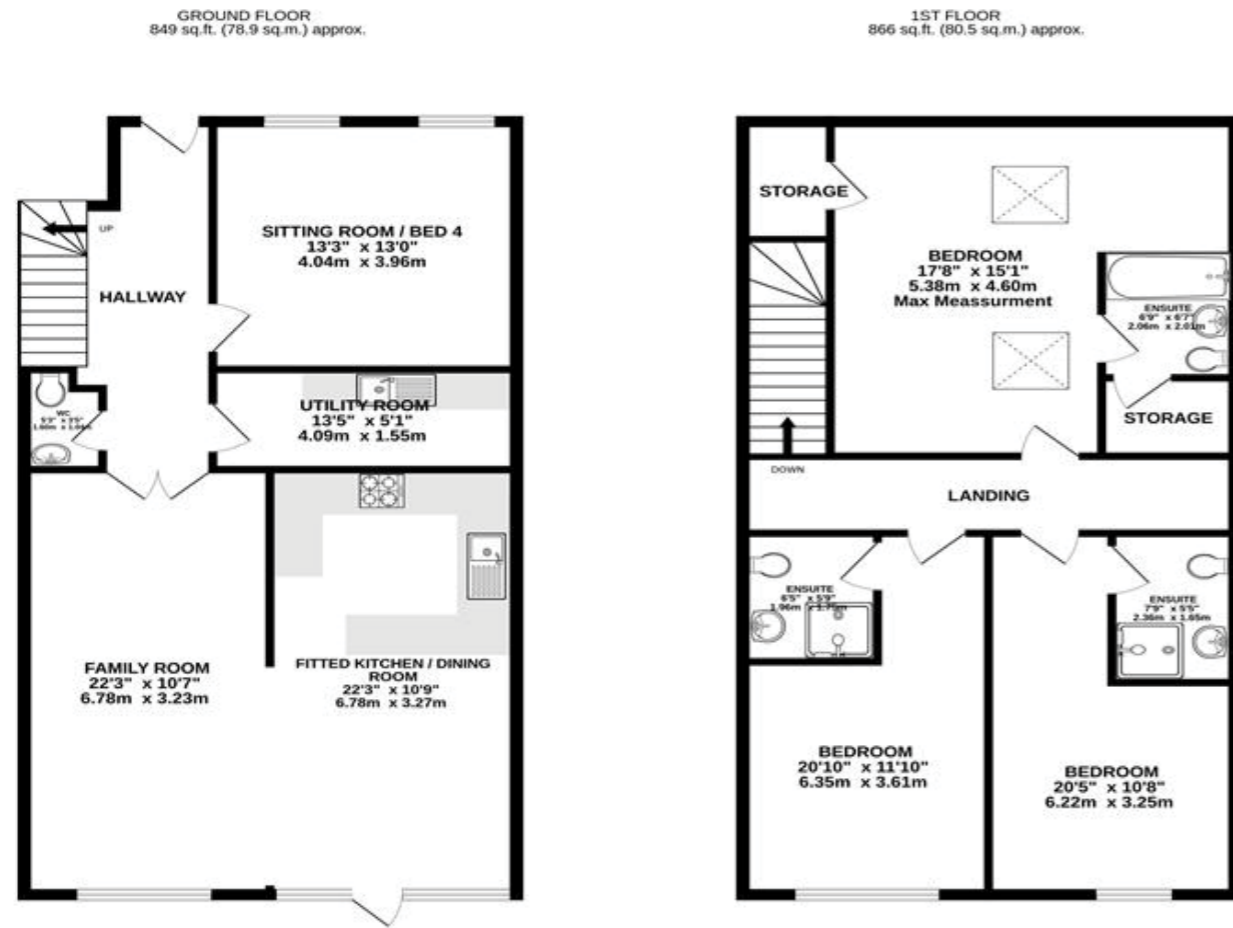


**3 SHALLCROSS HALL BARNS**  
 Shallcross Road, Whaley Bridge  
**£550,000**



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge  
 15, Market Street, WHALEY BRIDGE SK23 7AA  
 01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



**\*\*\* VIEWING RECOMMENDED\*\*\***  
 BEAUTIFULLY RESTORED AND CONVERTED  
 STONE BARN located within a most  
 PICTURESQUE SEMI RURAL HAMLET setting  
 with INCREDIBLE countryside SCENERY.  
 The Barn offers nicely presented BRIGHT  
 SPACIOUS accommodation with OPEN  
 PLAN LIVING/DINING/KITCHEN, SITTING  
 ROOM and up to FOUR bedrooms/THREE  
 WITH en-suite FACILITIES, an attractive  
 landscaped garden, ASTONISHING VIEWS,  
 GARAGE and allocated parking for TWO  
 CARS.

**GASCOIGNE HALMAN**



- STONE CONVERTED BARN WITH OUTSTANDING PICTURESQUE SCENERY
- PRESTIGIOUS SEMI RURAL LOCATION WITH GARDEN AND VIEWS
- SITUATED IN A COURTYARD HAMLET SETTING WITHIN A DESIRABLE LOCATION
- OPEN PLAN MODERN FITTED KITCHEN AND DINING ROOM

- FAMILY ROOM WHICH IS OPEN TO THE DINING/ KITCHEN PLUS ADDITIONAL SITTING ROOM/OFFICE/ BED FOUR
- THREE/FOUR BEDROOMS (ALL THREE FIRST FLOOR BEDROOMS HAVE EN-SUITES)
- SOME EXPOSED CHARACTER FEATURES
- GARDEN, GARAGE, DOUBLE LENGTH PARKING FOR TWO CARS

**£550,000**

**3 SHALLCROSS HALL BARNs**

Shallcross Road, Whaley Bridge



Situated within a prestigious converted barn development which is arranged around a stylish courtyard which was developed to a high standard around 2005. This particular barn provides great space and offers spectacular views together with a lovely enclosed and gated cottage style garden and sun terrace. This unique and desirable home provides a bright spacious reception hallway, cloaks/WC, utility/drying/boot room, stunning open plan family room with feature fireplace/stove, which is partly open to a fitted breakfast kitchen with dining area and french doors out to the garden with glorious views and additional sitting room/bedroom four.

The spacious first floor landing leads to three very generous double bedrooms and all bedrooms have en-suite shower or bath rooms facilities. The Barn has character features including arched window with exposed stone work and the accommodation offers so much flexibility. The garage and a double length parking space for two cars is a short stroll from the pathway of the barn and there is further access from the courtyard. This truly is a unique and desirable home both for its style and the amazing semi rural setting with magnificent views. The town of Whaley Bridge is a short drive away and has many shops, cafes, Peak Forest Canal at its heart and frequent rail and bus links to major towns and cities.

**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 7BZ

**TENURE**

LEASEHOLD 999 years from January 2005 - This is for guidance purposes only and has been provided by the seller. There currently is a ground rent of £100.00 annually and in addition to this there is a current community/service charge of £125.00

per quarter to Shallcross Management Company Limited. This charge includes sewerage costs, communal electricity, lighting, septic tank, garage lighting and lights attached to garages, communal insurance and communal area maintenance. There is a communal electricity sub meter which is attached to this property. Please seek further information.

**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 - BAND E

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**