CINEMA / FAMILY ROOM 137° x 7'5"

3.96m x 2.26m

GROUND FLOOR 448 sql. (41.6 sq. m) approx.

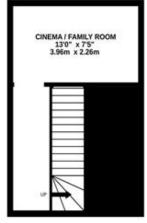
GROUND FLOOR 448 sql. (41.6 sq. m) approx.

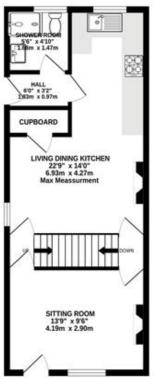
**SHOWER ROOM 13'0" x 7'5"

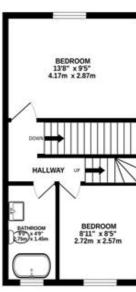
4.17m x 2.87m

**SHOWER ROOM 13'8" x 9'5"

4.17m x 2.87m









TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
15, Market Street, WHALEY BRIDGE SK23 7AA

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gascoignehalman.co.uk

2 SHEPHERDS COTTAGE
Whitehough
£350,000



*** VIEWING ADVISED *** A SURPRISINGLY SPACIOUS AND **EXTENDED STONE PERIOD semi detached** home which offers accommodation over FOUR LEVELS which includes a converted Basement and a converted Loft. The Cottage has a fabulous LIVING/DINING/KITCHEN, **FURTHER LIVING SPACES, THREE bedrooms** and the property has been ungraded and is presented to a high standard throughout with COTTAGE FEATURES. Another PRIVILEGE of this home is a larger than average large GARDEN with COUNTRYSIDE VIEWS and a sought after HAMLET STYLE setting close to amenities and RAIL LINKS. **GASCOIGNE HALMAN**



- A DECEPTIVELY SPACIOUS PERIOD STONE SEMI DETACHED HOME
- EXTENDED ACCOMMODATION AND LAID OUT OVER FOUR LEVELS
- PRESENTED TO AN EXTREMELY HIGH STANDARD THROUGHOUT WITH COTTAGE FEATURES
- SITTING ROOM, LIVING/DINING/KITCHEN, SHOWER/LAUNDRY ROOM



- THREE GENEROUS BEDROOMS AND A MODERN
 BATHROOM
- LOWER GROUND FLOOR CINEMA/PLAYROOM/OFFICE
- SOUGHT AFTER HAMLET LOCATION CLOSE TO RAIL LINKS
- MUCH LARGER THAN AVERAGE REAR GARDEN WITH VIEWS







This stone period semi detached cottage has fabulous upgraded and extended accommodation and is located within a hamlet of similar style cottages in the picturesque and popular village of Whitehough which is close to Chinley offering excellent amenities and wonderful commuter links to both Sheffield and Manchester. The Cottage has double glazing complimented by gas central heating and the accommodation provides to the ground floor a sitting room with feature fireplace/multi fuel stove, a bright spacious living/dining/kitchen again with a feature fireplace/multi fuel stove with exposed stone and a large cupboard, rear hallway with access to a shower/laundry

room and door out to the garden. The lower ground floor has a hallway area which leads into a cinema/family room. The first floor consists of two generous bedrooms and a bathroom. The second floor gives access to the loft conversion which provides an additional bedroom or office space.

£350,000

2 SHEPHERDS COTTAGE

Whitehough









LOCATION

Set amid the rolling hills of the beautiful Peak District, Whitehough in Chinley is an ideal location and it is within close proximity to the beautiful Fernilee and Errwood Reservoirs. The village has a good selection of shops and cafes plus there is a popular Primary School. There are good commuter links to both Manchester and Sheffield by rail. The village is surround by beautiful countryside and stunning countryside walks from the doorstep.

SAT NAV: SK23 6EJ

TENURE

FREEHOLD - 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.

High Peak Borough Council - Band B

Viewing strictly by appointment through the Agents.

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

