

**2 SHEPHERDS COTTAGE**  
Whitehough  
**£350,000**



**TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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THE AREAS LEADING ESTATE AGENCY

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\*\*\* 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

£350,000

2 SHEPHERDS COTTAGE

Whitehough



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.

#### 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.

#### DIRECTIONS

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.

#### LOCAL AUTHORITY

High Peak Borough Council - Band B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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