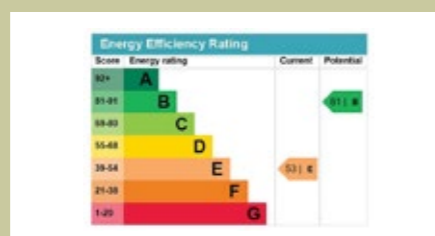


**12 ELMOR LANE**  
Whaley Bridge  
**£525,000**



**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 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  
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



AN EXQUISITE BRIGHT SPACIOUS STONE DETACHED COTTAGE which boasts a wonderful location close to the town with excellent amenities and rail links. Offering UPGRADED WELL PRESENTED LIVING AND BEDROOM SPACES plus a GLASS CONSERVATORY. This cottage is simply stunning with TWO RECEPTION ROOMS, FITTED BREAKFAST KITCHEN WITH VAULTED BEAMED CEILING and THREE BEDROOMS. Outside there are good sized gardens to the front and rear WITH DISTANT VIEWS and off road parking for FOUR CARS.

**GASCOIGNE HALMAN**

- AN ATTRACTIVE BEAUTIFULLY PRESENTED PERIOD STONE DETACHED COTTAGE
- SOUGHT AFTER LOCATION AND CLOSE TO THE TOWN WITH AMENITIES AND RAIL/BUS LINKS
- FULL OF CHARACTER AND OLD FEATURES INCLUDING EXPOSED BEAMS AND STONE FIREPLACES

- TWO RECEPTION ROOMS PLUS FITTED BREAKFAST KITCHEN, GLASS CONSERVATORY AND UTILITY BASEMENT
- THREE GOOD SIZED BEDROOMS AND A LOVELY BATHROOM
- MATURE GARDENS FRONT AND REAR PLUS OFF ROAD PARKING FOR FOUR CARS

**£525,000**

**12 ELNOR LANE**

Whaley Bridge



**DESCRIPTION**

This detached cottage is truly a delightful character home, full of charming cottage features including exposed beams, a vaulted beamed ceiling in the kitchen and a unique feature stone fireplace in the dining/sitting room. The cottage is discreetly set back from the road in a slightly elevated position therefore benefitting from the wonderful distant countryside views. Having gas central heating the accommodation provides a reception porch, sitting room with feature fireplace, sitting/dining room with magnificent period feature stone fireplace with french doors to the glass conservatory with bi-folds that leads to the garden, fitted breakfast kitchen, rear porch

and utility basement. The first floor landing takes you to three double bedrooms and a family bathroom. Outside there are several seating areas to the rear with an elevated decked sun terrace with amazing views, flowering borders and garden area. The front garden has lawn with flowering borders, hedging and steps leading to the front door.

**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 7JN

**TENURE**

FREEHOLD - This information has been provided by the vendor and is for guidance purposes only.

**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 D

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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