



**GASCOIGNE
HALMAN**

3 HALL FARM CLOSE AND BUILDING PLOT

THE AREAS LEADING ESTATE AGENT



3 HALL FARM CLOSE AND BUILDING PLOT

VIEWING ESSENTIAL AN EXECUTIVE MODERN DETACHED HOME WITH ADDITIONAL BUILDING PLOT with PP FOR A DETACHED HOME which is situated within a highly SOUGHT AFTER development. Offering good sized accommodation which is beautifully presented throughout. The property has TWO reception rooms, FOUR double bedrooms, TWO en-suites plus a family bathroom. This delightful exclusive home built in 2003 with RECENT UPGRADES has a large plot with HOME OFFICE, GARDENS FRONT, SIDE and REAR, VIEW, DOUBLE GARAGE AND DRIVEWAY. This home is close to the popular town of Whaley Bridge offering frequent rail links to Manchester, Peak Forest Canal, shops, schools, cafes and restaurants.



We are delighted to offer this fabulous opportunity to purchase a modern detached home which is located within a prime sought after development in Whaley Bridge with an additional building plot to the side of the property which has full Planning Permission for a three bedroom detached property (Planning Application Number HPK/2021/0299). This offers the opportunity to either keep the garden to the side with the existing property, sell the plot in the future or build this home and keep or sell on.



EXECUTIVE MODERN DETACHED HOME WITHIN A CUL DE SAC LOCATION

PLANNING PERMISSION FOR A THREE BED DETACHED WITHIN THE PLOT

SOUGHT AFTER AND DESIRABLE SMALL DEVELOPMENT

TWO RECEPTION ROOMS PLUS FITTED DINING KITCHEN

FOUR GENEROUS BEDROOMS, TWO EN-SUITES PLUS A FAMILY BATHROOM

LARGE PLOT WITH GARDENS, VIEWS, DOUBLE GARAGE, DRIVEWAY

LARGE PLOT WITH GARDENS, VIEWS, DOUBLE GARAGE, DRIVEWAY

FABULOUS HOME OFFICE

CLOSE TO TOWN WITH GREAT AMENITIES & PUBLIC TRANSPORT LINKS

THIS IS A RARE AND UNIQUE OPPORTUNITY

3 HALL FARM CLOSE AND BUILDING PLOT

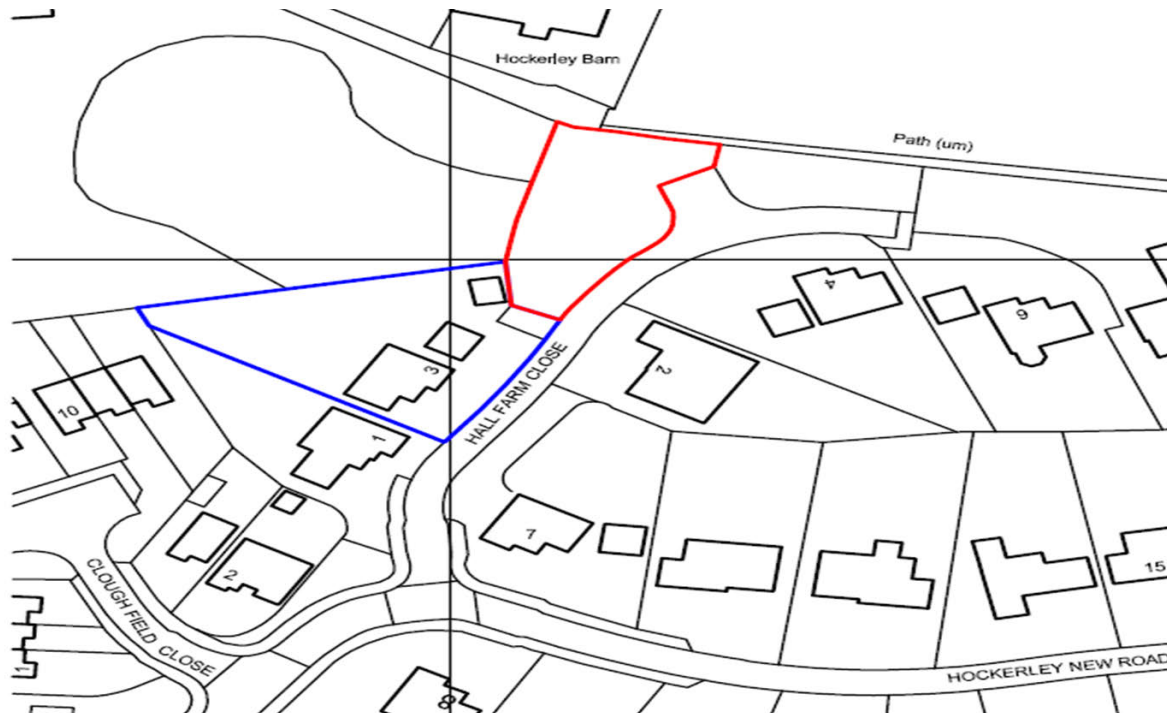
The property has gas central heating which is complimented by double glazing throughout. The accommodation to the main property has an entrance porch, Reception Hallway, Cloaks/WC., sitting room with feature fireplace and double glazed french doors to the garden, family room and a stunning fitted dining/kitchen including Rangemaster Professional Cooker, Quooker Tap, further integrated appliances and bi-folds out to the garden. The upper floor landing has access to a boarded loft with ladder, leads to four generous bedrooms two of which have en-suite facilities plus and there is a family bathroom. Externally there are mature gardens to the front, side and rear which include flagged patio, tiered gardens, contemporary home office with electric and electric underfloor heating and a double width driveway that leads to a double garage offering plumbing, sink and electric. The Building plot with Planning Permission for a three bed detached home lies to the side garden beyond the garage.

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 7GD

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

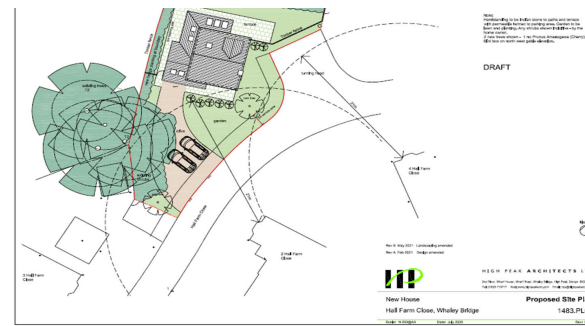
FREEHOLD - This is for guidance purposes only and has been provided by the seller

LOCAL AUTHORITY

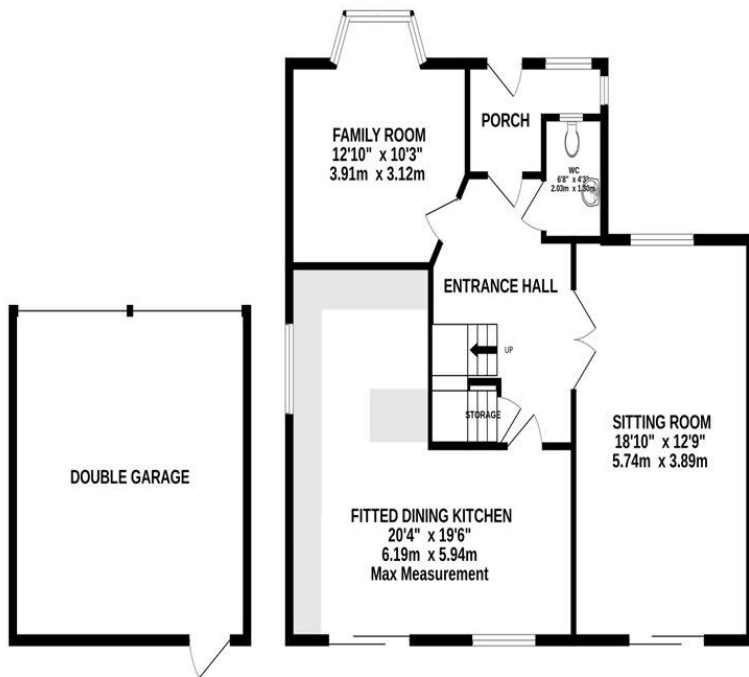
High Peak Borough Council - Band F

SERVICES (NOT TESTED)

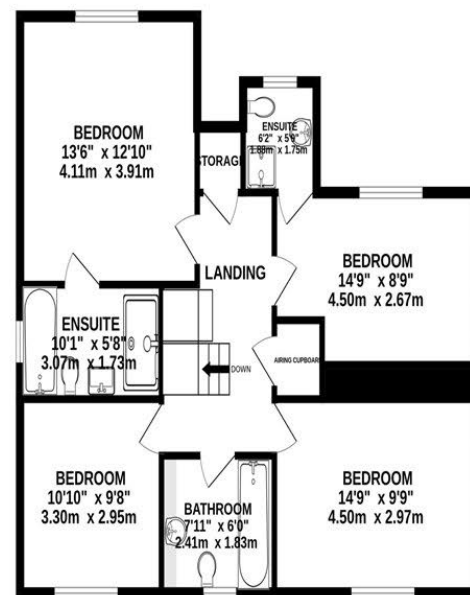
Services have not been tested and you are advised to make your own enquiries and/or inspections.



GROUND FLOOR



1ST FLOOR



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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