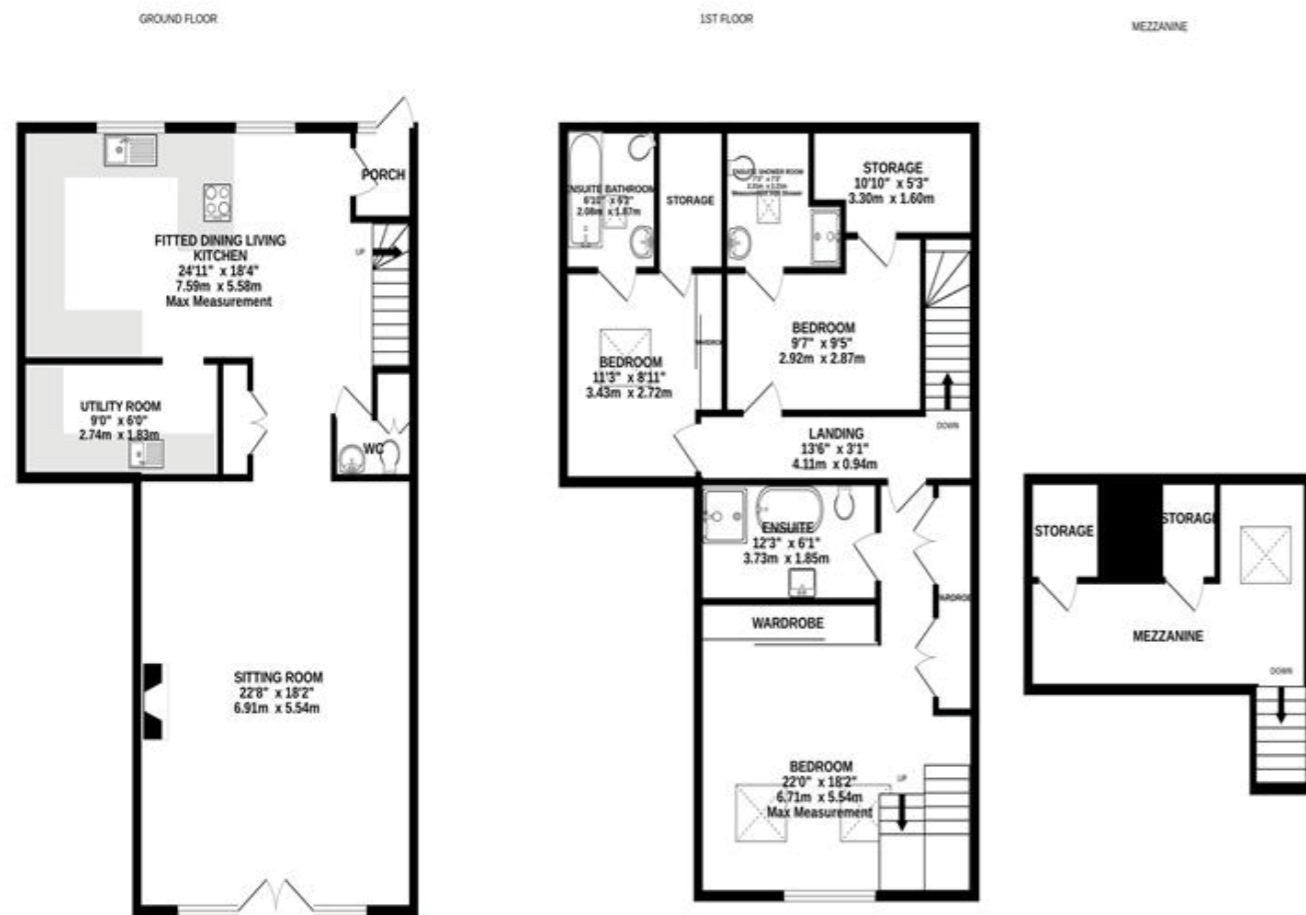


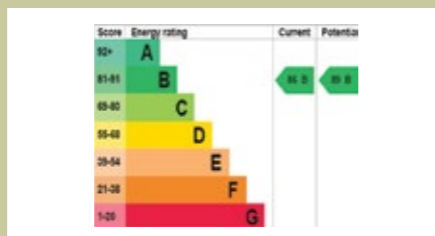
**5 SHALLCROSS HALL BARNS**  
 Shallcross Road, Whaley Bridge  
**£550,000**



Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix 62024



**\*\* VIEWING STRONGLY ADVISED AND NO CHAIN \*\***  
 Located within a SPECTACULAR SETTING with DRAMATIC COUNTRYSIDE SCENERY is this stone converted barn which offers SOLAR PANELS, EXCEPTIONAL bright spacious modern accommodation together with a sought after TRANQUIL PICTURESQUE HAMLET LOCATION. Offering impressive LIVING and KITCHEN/ DINING SPACES, THREE BEDROOMS all with en-suite facilities. EXTERNALLY there is a MEDITERRANEAN style landscaped garden/ entertaining area, INCREDIBLE VIEWS, parking and a GARAGE plus COMMUNITY ALLOTMENT.



**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  
 01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

- CONVERTED STONE BARN WITH SOLAR PANELS OFFERING BEAUTIFUL SCENERY
- SET WITHIN A SPECIAL SEMI RURAL HAMLET
- LOCATED WITHIN A HIGHLY REGARDED AND WELL KEPT COURTYARD HAMLET
- BRIGHT SPACIOUS SITTING ROOM WHICH BENEFITS FROM ALL THE VIEWS WITH UNDERFLOOR HEATING
- DINING AREA AND FITTED KITCHEN, UTILITY AND CLOAKS/WC WITH UNDERFLOOR HEATING

- THREE DOUBLE BEDROOMS ALL WITH EN-SUITE BATHROOM/SHOWER ROOMS, MAIN BEDROOM WITH MEZZANINE AND MAIN EN-SUITE HAS UNDERFLOOR HEATING
- MEDITERRANEAN STYLE GARDENS AND SEATING TAKING IN THE VIEWS PLUS COMMUNITY ALLOTMENT
- TWO ALLOCATED PARKING SPACES PLUS A GARAGE

**£550,000**

**5 SHALLCROSS HALL BARNs**

Shallcross Road, Whaley Bridge



**DESCRIPTION**

This Barn was converted around 2005 which is arranged around a stylish courtyard setting and was carefully developed to ensure the property has the best of the dramatic countryside views on offer. Tastefully presented both internally and externally this Barn will delight any potential buyer looking to move into a character old style property but with modern easy contemporary living. The current owners have taken advantage of the views by creating a Mediterranean style garden with lots of seating for family/friend gatherings which enjoys the prestigious location. The accommodation on offer provides a large sitting room with underfloor heating, full arched barn

style picture window/double opening doors which allows the outside views and garden to come into the room and also this room has a feature inset wood burning stove. There is a dining area which is open to a comprehensive upgraded fitted kitchen, utility room, cloaks/wc all with underfloor heating and rear porch. The first floor landing leads you to three double bedrooms and each bedroom has en-suite facilities and all have storage spaces/fitted wardrobes. The main bedroom suite has solid oak flooring and staircase to a unique mezzanine area which could have desk/office use and is fully fitted with floor to ceiling furniture.

**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. There is currently a ground rent of £100.00 annually and in addition 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 the garages, communal insurance and communal area maintenance.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections. Drainage is by septic tank and may not conform with current regulations.

**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**