



A STONE DOUBLE FRONTED CHARACTER farmhouse cottage which provides two separate spaces and entrances with living / bedroom spaces. IN TOTAL the property offers THREE RECEPTION ROOMS, TWO KITCHENS, TWO BEDROOMS, TWO LOFT ROOMS and TWO BATHROOMS.

The property has a superb elevated SOUGHT AFTER semi rural location with MAGNIFICENT VIEWS ABOVE COMBS RESERVOIR. Externally there is AMPLE PARKING/GARAGE SPACE, formal gardens and SMALL PADDOCK with OUTSTANDING SCENERY.



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

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GASCOIGNE HALMAN

- STONE FARMHOUSE COTTAGE WHICH CURRENTLY REPRESENTS TWO PROPERTIES
- OFFERING FLEXIBILITY AS ONE OR TWO PROPERTIES (subject to relevant Approval)
- SOUGHT AFTER PICTURESQUE LOCATION WITH INCREDIBLE VIEWS INCLUDING COMBS RESERVOIR
- THREE RECEPTIONS, TWO KITCHENS, TWO BEDROOMS, TWO LOFT ROOMS AND TWO BATHROOMS

- THE PROPERTY CURRENTLY HAS TWO INDIVIDUAL ENTRANCES
- YARD AREA WITH AMPLE PARKING AND SPACE FOR GARAGE
- FORMAL GARDENS TO THE FRONT AND REAR WITH A COUNTRYSIDE SETTING
- SMALL PADDOCK AREA AND THE POSSIBILITY OF PURCHASING FURTHER LAND (by separate negotiation)

£600,000

OWLGREAVE FARMHOUSE

Combs Road, Combs, High Peak



Originally the main farmhouse to the Owlgreave Hamlet this property now offers so much flexibility either as one property or as it is now with two separate living spaces each with a private entrance. Any buyer looking for annex style living for parent or family member then this property represents an ideal opportunity (we understand no previous planning permission or building regulations has been obtained or passed for the current layout/living of this property). The location is extremely picturesque and Combs is a much sought after semi rural location with far reaching countryside views taking in Combs Reservoir and there are delightful walks from the doorstep of the property. The current lay out provides to one half of the property an entrance porch with boot room and cloaks/WC., an open plan living/dining/kitchen, inner hallway with staircase to the first floor and a sitting room taking in the incredible

views. The upper floor has a double bedroom and shower room and a staircase to the two converted loft rooms. The other half of the property which provides separate living comprises of an entrance with second fitted kitchen, dining room and a sitting room. The upper floor to this part has a double bedroom and a bathroom. The property is full of period character and offers flexibility as one or with additional annex accommodation (subject to relevant approvals). The location is set within a hamlet of properties and equestrian facilities and is reached via a shared lane which then leads into a private yard area with ample parking and provision for a garage. The rear of the property has a formal garden which adjoins open fields and a small paddock area. The front of the property has a lawn garden and takes advantage of the incredible views and Combs Reservoir. We are informed that there may be a possibility of purchasing further land by separate negotiation.

Please Note - Drainage is by septic tank which may require upgrading to meet current regulations.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Combs is an idyllic picturesque village situated close to the Goyt Valley and is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. Combs is within a three sided valley bounded by the high gritstone hills of Castle Naze, Combs Moss and Ladder Hill. The village is situated between Whaley Bridge and Chapel-en-le-Frith which offer excellent amenities, schools and rail/bus links.

DIRECTIONS

SAT NAV: SK23 9UW

TENURE

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

SERVICES (NOT TESTED)

High Peak Borough Council - Band C

LOCAL AUTHORITY

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.

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



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