

**WINDLE CROFT**  
Highgate Road, Hayfield  
**£795,000**



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AN ARCHITECT DESIGNED unique DETACHED RESIDENCE situated in a 2.3 ACRE PLOT and offering BRIGHT SPACIOUS versatile accommodation in a HIGHLY SOUGHT AFTER semi rural location with SPECTACULAR COUNTRYSIDE VIEWS. This family home has FOUR RECEPTION ROOMS, FIVE BEDROOMS plus an Office and the ability to provide DEPENDENT LIVING. Externally there are formal gardens, an ADJOINING FIELD, ample driveway parking and turning areas plus a DOUBLE GARAGE, with electric doors.

**GASCOIGNE HALMAN**

- AN IMPOSING ARCHITECT DESIGNED DETACHED HOME BUILT CIRCA 1977/1978
- SITUATED WITHIN A PICTURESQUE PLOT OF 2.3 ACRES WITH OUTSTANDING SCENERY
- LOCATED JUST ON THE OUTSKIRTS OF HAYFIELD VILLAGE

- OFFERING VERSATILE ACCOMMODATION OVER TWO LEVELS
- FOUR RECEPTION ROOMS PLUS A FITTED BREAKFAST KITCHEN
- FIVE GENEROUS BEDROOMS, EN-SUITE AND BATHROOM
- FURTHER OFFICE/STUDY SPACE ON THE FIRST FLOOR
- AMPLE DRIVEWAY PARKING PLUS A DOUBLE GARAGE

**£795,000**

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**DESCRIPTION**

"Windle Croft" was built in 1977/1978 specifically for the current owners, with flexibility and space in mind. The property is in a prestigious tucked away location, which is reached via a tree lined driveway and is within walking distance of the picturesque and desirable village of Hayfield. There are outstanding countryside walks, horse riding, cycling from the doorstep to the attractions of Kinder Scout, Lantern Pike and Peep O' Day. The grounds of this home extend to approx 2.3 acres with access from the garden to the adjoining field. The property has gas central heating and double glazing throughout. The downstairs accommodation comprises of an entrance

porch with access to the garage, which has an inspection pit, hallway, living room with open fireplace, dining room, office, fitted breakfast kitchen with induction hob and walk in pantry. There is a further separate entrance and hallway if required, cloaks/wc, utility/drying room, a spacious sitting room with en suite shower. Upstairs, the first floor landing leads you to five generous bedrooms. The main bedroom has en-suite facilities and a walk-in wardrobe. There is access to a fully boarded side loft via a folding ladder. Three of the other bedrooms have built in wardrobes, whilst the fourth bedroom has a wash hand basin. There is also a family bathroom and a separate w/c and an additional office/study on this floor.

**LOCATION**

Set amid the beautiful rolling hills of the Peak District, Hayfield is an ideal picturesque base with walks from the door step including Twenty Trees, Lantern Pike and Kinder Scout. The village has a good selection of shops, public houses, cafes, restaurants, a primary school and bus links to larger towns. Nearby Glossop and New Mills offer frequent rail links into Manchester and beyond.

**DIRECTIONS**

SAT NAV SK22 2JW

**TENURE**

FREEHOLD

**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 G

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**