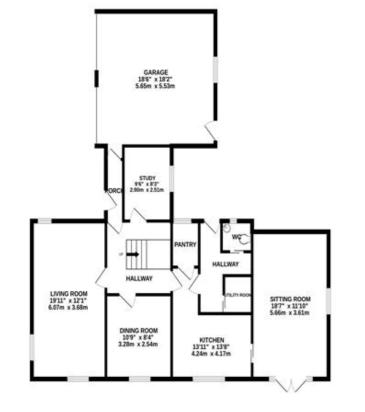
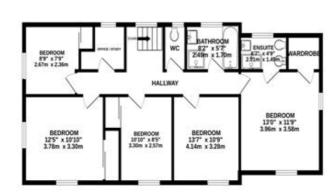
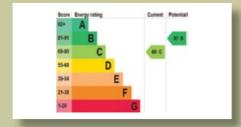
GROUND FLOOR 1280 sq.ft. (118.9 sq.m.) approx. 1ST FLOOR 863 sq.ft. (80.2 sq.m.) approx.





TOTAL FLOOR AREA: 2143 sq.ft. (199.1 sq.m.) approx. Measurements are approximate. Not to scale. Bustrative purposes only Made with Metropix C0004



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

WINDLE CROFT
Highgate Road, Hayfield
£795,000



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.





- 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







"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.

£795,000

WINDLE CROFT









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.

SAT NAV SK22 2JW



FREEHOLD

ERVICES (NOT TESTED)

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

High Peak Borough Council - BAND G

Viewing strictly by appointment through the Agents.

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

