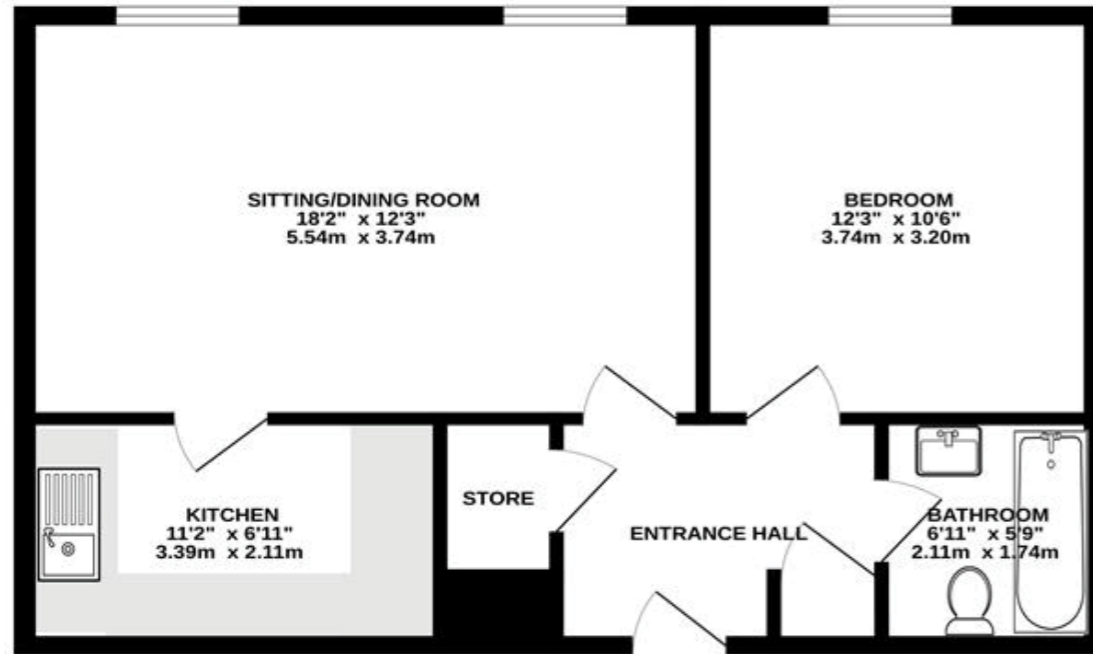


**22 CLOUGH MILL**  
 Slack Lane, Little Hayfield  
**£175,000**

**GROUND FLOOR**  
 544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2024



**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**

A THIRD FLOOR APARTMENT (serviced by a lift) which is located within an ATTRACTIVE PERIOD STONE CONVERTED MILL which is set in the Stunning Peak Park COUNTRYSIDE with VIEWS from all aspects. The Apartment has LIVING AND KITCHEN SPACES and ONE DOUBLE BEDROOM. There is an allocated parking space and there are beautiful communal gardens.

- THIRD FLOOR CONVERTED APARTMENT WITH LIFT ACCESS
- LOCATED WITHIN A STUNNING CONVERTED AND ATTRACTIVE MILL CONVERSION
- SECURE COMMUNAL ENTRANCE WITH INTERCOM SYSTEM

- SITTING/DINING ROOM AND FITTED KITCHEN
- DOUBLE BEDROOM AND A BATHROOM
- OUTSTANDING SCENERY AND COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- CLOSE TO THE SOUGHT AFTER VILLAGE OF HAYFIELD WITH AMENITIES

**£175,000**

**22 CLOUGH MILL**  
Slack Lane, Little Hayfield



is located within an ATTRACTIVE PERIOD STONE CONVERTED MILL which is set in the Stunning Peak Park COUNTRYSIDE with VIEWS from all aspects. The Apartment has LIVING AND KITCHEN SPACES and ONE DOUBLE BEDROOM. There is an allocated parking space and there are beautiful communal gardens. A stunning Apartment which is located on the third floor which is accessible either by lift or a staircase within this imposing attractive historic stone Mill conversion. The setting of this converted Mill is idyllic with wonderful countryside views and walks from the doorstep.

The Apartment offers a communal entrance which then from the third floor has a private entrance with intercom system and storage cupboards, sitting/dining room, fitted kitchen, double bedroom and a bathroom. The property has double glazed windows and electric storage heating. Externally there are well kept communal gardens, picnic areas, outstanding scenery and allocated parking. Although the Mill has a rural feel and aspect you are only a short distance from the picturesque village of Hayfield with shops, restaurants, school and bus links. The larger town of Glossop with rail links is a ten minute drive away.

**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 2NJ

**TENURE**

Leasehold 999 years from 1989 - 964 years remaining

**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 C

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**