



**GASCOIGNE
HALMAN**

CASTLE NAZE FARM, COWLOW LANE, COMBS, SK23
9UX

THE AREAS LEADING ESTATE AGENT



CASTLE NAZE FARM, COWLOW LANE, COMBS, SK23 9UX

Castle Naze Farm has to have one of the most spectacular Peak District National Park locations within the surrounding area and viewing is essential to appreciate such a beautifully presented and fascinating home. The property has had many upgrades including new windows, stone sills, spring water tank, fitted kitchen, bathroom, roof, new ground floor coverings and many more improvements during its current ownership. This stone, detached character home has an extremely sought after location which is approached via a private driveway and takes in the incredible views of Combs Valley, including Combs Reservoir and the stunning, surrounding countryside.

Set above the village of Combs the farm benefits from mature, formal gardens with a piggery, a secret rose garden, several ponds, sun terraces, woodland areas and approx. 7 acres of adjacent land. The Farm has the privilege of having no public footpaths within any part of its grounds. Castle Naze Farm will impress any potential buyer looking for complete privacy and tranquility.

Within the grounds there is an additional, large stone detached barn which has fantastic potential for a variety of uses including home office and workshops and has had previous planning permission for two holiday cottages. The interior of this fascinating home is beautifully presented throughout and has a lovely cosy feel.

The accommodation provides an entrance porch, living room with wood burning stove, a snug with a wood burning stove, a pretty, newly fitted dining/kitchen, rear hallway with utility room, boiler room and shower room. The first floor offers four generous bedrooms and an attractive re-fitted bathroom.





OVERVIEW

A BEAUTIFULLY PRESENTED
EXCLUSIVE STONE DETACHED FARM
HOUSE

HIGHLY SOUGHT AFTER STAND ALONE
EXCLUSIVE LOCATION

SET WITHIN APPROX 7 ACRES OF LAND
WITH INCREDIBLE SCENERY

TWO RECEPTION ROOMS, UTILTY &
FARMHOUSE STYLE FITTED KITCHEN

FOUR GENEROUS BEDROOMS AND AN
UPGRADED BATHROOM

STONE DETACHED BARN - lapsed pp
for holiday cottages

EXTENSIVE PARKING AND TURNING
FACILITIES

FORMAL GARDENS/ROSE
GARDEN/SUN TERRACES AND
ADJOINING LAND

FORMAL GARDENS/ROSE
GARDEN/SUN TERRACES AND
ADJOINING LAND

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Castle Naze Farm is approached via a long private drive from the road which leads to a large gravelled parking and turning area by the detached barn which provides parking facilities for numerous vehicles.

Although this property is in a rural setting it is within a 15 minute walk of the Beehive public house which also has a village shop and the highly regarded Combs Primary School which is rated as outstanding by OFSTED. It is a 10 minute drive to larger towns that offer more comprehensive shops, supermarkets, secondary schools, cafes, restaurants, regular rail links to major towns and cities and a 35 min drive to Manchester Airport.

If you are looking for a unique, stand alone and tucked away home in a highly desirable countryside setting then this property should be viewed.

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

WE WOULD SUGGEST NOT TO USE YOUR SAT NAV BUT FOLLOW THESE DIRECTIONS. From our office in Whaley Bridge proceed right along Market Street, at the Horwich End traffic lights turn left into Chapel Road/B5470 towards Chapel-en-le-Frith. Just after passing The Hanging Gate Public House, turn right into Combs Road, follow the road along until you reach the Beehive Public House then bear left into Ridge Lane. Continue along this lane keeping left and proceed up the hill for at least half a mile where Castle Naze can be accessed via a private driveway on the right.

SERVICES

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

TENURE

FREEHOLD

LOCAL AUTHORITY

High Peak Borough Council - Band G

NB

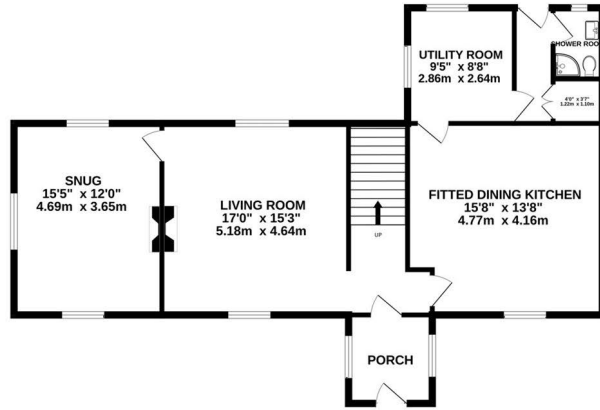
Drainage is by Septic Tank. This may not comply with 2020 Regulations.

Oil fired central heating, underfloor electric heating and spring water.

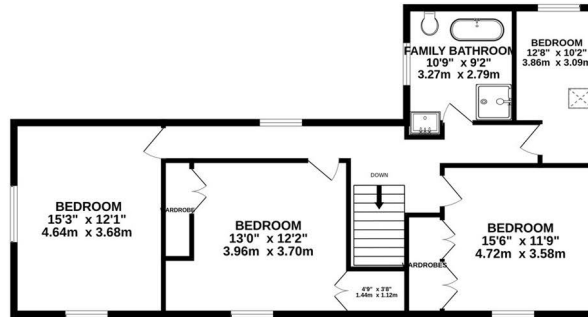


FLOORPLAN

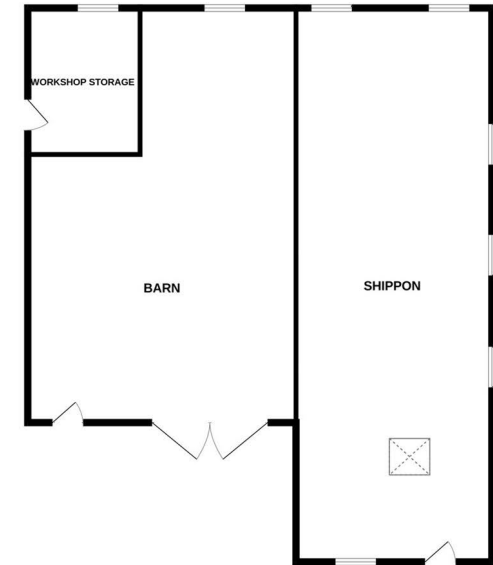
GROUND FLOOR



1ST FLOOR

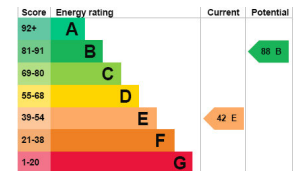


DETACHED BARN



Measurements are approximate. Not to scale. Illustrative purposes only
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