



**GASCOIGNE
HALMAN**

HOCKERLEY HALL BARN, HOCKERLEY LANE,
WHALEY BRIDGE

THE AREAS LEADING ESTATE AGENT



HOCKERLEY HALL BARN, HOCKERLEY LANE, WHALEY BRIDGE

*** VIEWING STRONGLY ADVISED *** A STUNNING AND ATTRACTIVE STONE DETACHED BARN which dates back to the 1700's, converted around 1991 and provides wonderful spacious well presented accommodation. Standing within an EXCLUSIVE THREE ACRE PLOT surrounded by EXCEPTIONAL PANORAMIC VIEWS . Located within a SEMI RURAL sought after hamlet and offers THREE RECEPTION ROOMS, LIVING/DINING KITCHEN and THREE BEDROOMS. Externally there is off road parking for up to FIVE CARS, DETACHED STONE HOME OFFICE, FORMAL COTTAGE GARDENS and ADJOINING FIELD.



Originally part of the Jodrell Estate this stone detached barn is believed to date back to the 1700's, converted around 1991 and extended to add to the ground floor accommodation in 2009. The location has the privilege of being in the countryside within a picturesque hamlet but has the pleasure of being within short distance of Whaley Bridge Town which has excellent day to day amenities, cafes, Peak Forest Canal and bus and train links to Manchester and the Airport. The current owners have upgraded and present the property to a high standard both internally and externally. There are stunning cottage gardens and within the barn boundary garden there is a stone detached home office/studio with everything you need to work from home. There is a gated access from the orchard garden into a field with exceptional far reaching views. The property has double glazing, is warmed by gas central heating and offers charm and character.



A WONDERFUL STONE DETACHED
CONVERTED BARN

OFFERING BRIGHT, SPACIOUS,
EXTENDED CHARACTER
ACCOMMODATION

LOCATED WITHIN A SEMI RURAL
SOUGHT AFTER HAMLET

THREE RECEPTION ROOMS PLUS
LIVING KITCHEN, UTILITY AND WC

THREE EXCELLENT BEDROOMS and
FAMILY BATHROOM

STANDING IN A PICTURESQUE THREE
ACRE PLOT

STONE DETACHED HOME OFFICE
GARDENS AND FIELD

FORMAL MATURE PLANTED GARDENS
WITH PANORAMIC VIEWS

CLOSE TO SHOPS, CAFES, BUS AND
RAIL LINKS IN THE TOWN

The accommodation provides a reception hallway, wet room, sitting room, lounge, dining room, living/dining/fitted kitchen with AGA with underfloor heating, inner hallway giving access to a utility room, larder room and useful broom cupboard. The first floor galleried landing leads you to three generous double bedrooms and a bathroom. Externally to the side of the barn there is ample parking facilities and a cobbled set frontage. The rear offers planted formal cottage gardens, a fruit/vegetable growing area, stone walling and a gated access into the adjoining field. This home truly has a welcoming feel, a special sought after location and easy access down to the town with good amenities. This exquisite home should be viewed to be fully appreciated.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Whaley Bridge is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.







DIRECTIONS

SAT NAV - SK23 7AS

Drive up Hockerley Lane and at the top of the lane go straight ahead and the property is on the left.

TENURE

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

LOCAL AUTHORITY

High Peak Borough Council - BAND F

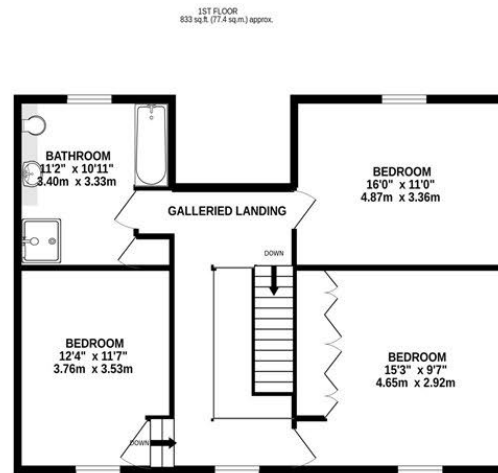
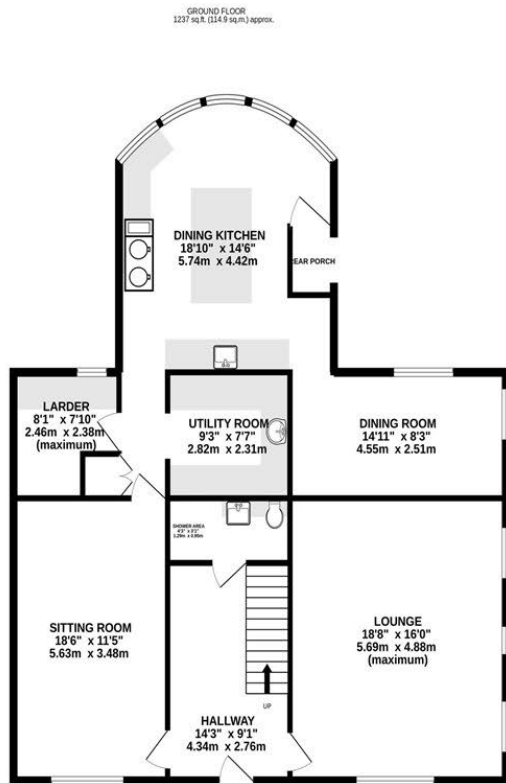
VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

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.

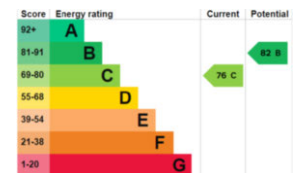




TOTAL FLOOR AREA : 2253 sq.ft. (209.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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