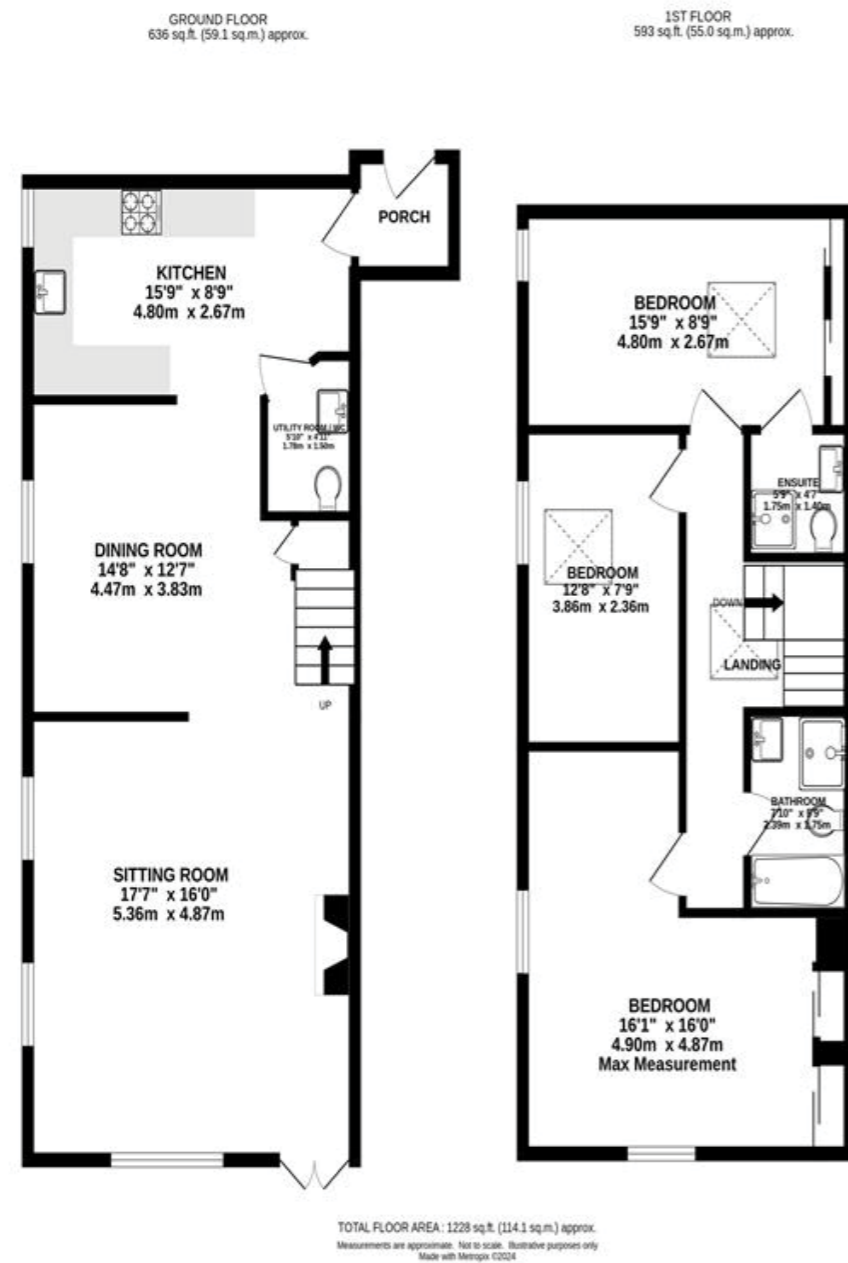


2 SHALLCROSS HALL BARNs
 Shallcross Road, Whaley Bridge
£495,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Whaley Bridge
 15, Market Street, WHALEY BRIDGE SK23 7AA
 01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



IMMACULATELY PRESENTED THROUGHOUT is this delightful END STONE BARN CONVERSION which offers wonderful bright spacious accommodation over two levels and AN IDYLIC AND SPECTACULAR LOCATION. Converted to a high spec in 2005 this Barn offers TWO RECEPTION ROOMS PLUS FITTED KITCHEN, THREE BEDROOMS and TWO BATHROOMS. Having a sought after semi rural hamlet location with landscaped gardens, INCREDIBLE COUNTRYSIDE VIEWS, off road parking and a GARAGE this Barn should be VIEWED

GASCOIGNE HALMAN

- STONE END BARN CONVERSION WHICH IS IMMACULATLY PRESENTED THROUGHOUT
- LOCATED WITHIN AN ATTRACTIVE HAMLET AND AN IDYLIC SETTING
- CHARACTER FEATURES WITH A CONTEMPORARY STYLE
- TWO RECEPTION ROOMS AND A RE-FITTED KITCHEN

- GROUND FLOOR CLOAKS/WC AND UTILITY ROOM
- THREE GENEROUS BEDROOMS AND TWO BATHROOMS
- MANICURED GARDENS, PARKING AND A GARAGE
- BEAUTIFUL AND EXCLUSIVE LOCATION WITH OUTSTANDING COUNTRYSIDE SCENERY

£495,000

2 SHALLCROSS HALL BARNs

Shallcross Road



DESCRIPTION

This end stone barn forms part of a barn conversion hamlet where all residents present their properties to a high standard including externally which is evident when you arrive. This barn is presented to a high standard and has been recently upgraded by the current owners. This prestigious Development was converted around 2005 and is arranged around a stylish courtyard setting with incredible countryside views. This unique home provides a sitting room with feature fireplace dining room, re-fitted kitchen, utility/wc room and a rear porch with access to the shared cobbled courtyard. The first landing with roof window leads you to three generous bedrooms, one with

re-fitted en-suite facilities plus there is a bathroom. Two of the bedrooms also offer fitted furniture. The hamlet is approached via a private countryside lane which leads to the off road parking, garage and a shared allotment area. The barn itself is enclosed by fencing and has a gate which leads into a gravel area, a beautiful mature lawn garden with paving stones and a patio/entertaining area which offers breath taking scenery. Although this location is secluded and surrounded by countryside with walks from the door step you are a short drive down to the town which offers excellent shops, cafes, primary schools, Peak forest Canal and excellent public transport links to major towns and cities.

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 7BZ

TENURE

LEASEHOLD 999 years from January 2005 - This is for guidance purposes only and has been provided by the seller. There currently is a ground rent of £100.00 annually and in addition to this there is a current community/service charge of £125.00 per quarter to Shallcross Management Company Limited.

LOCAL AUTHORITY
High Peak Borough Council - BAND E

SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING
Viewing strictly by appointment through the Agents.

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



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