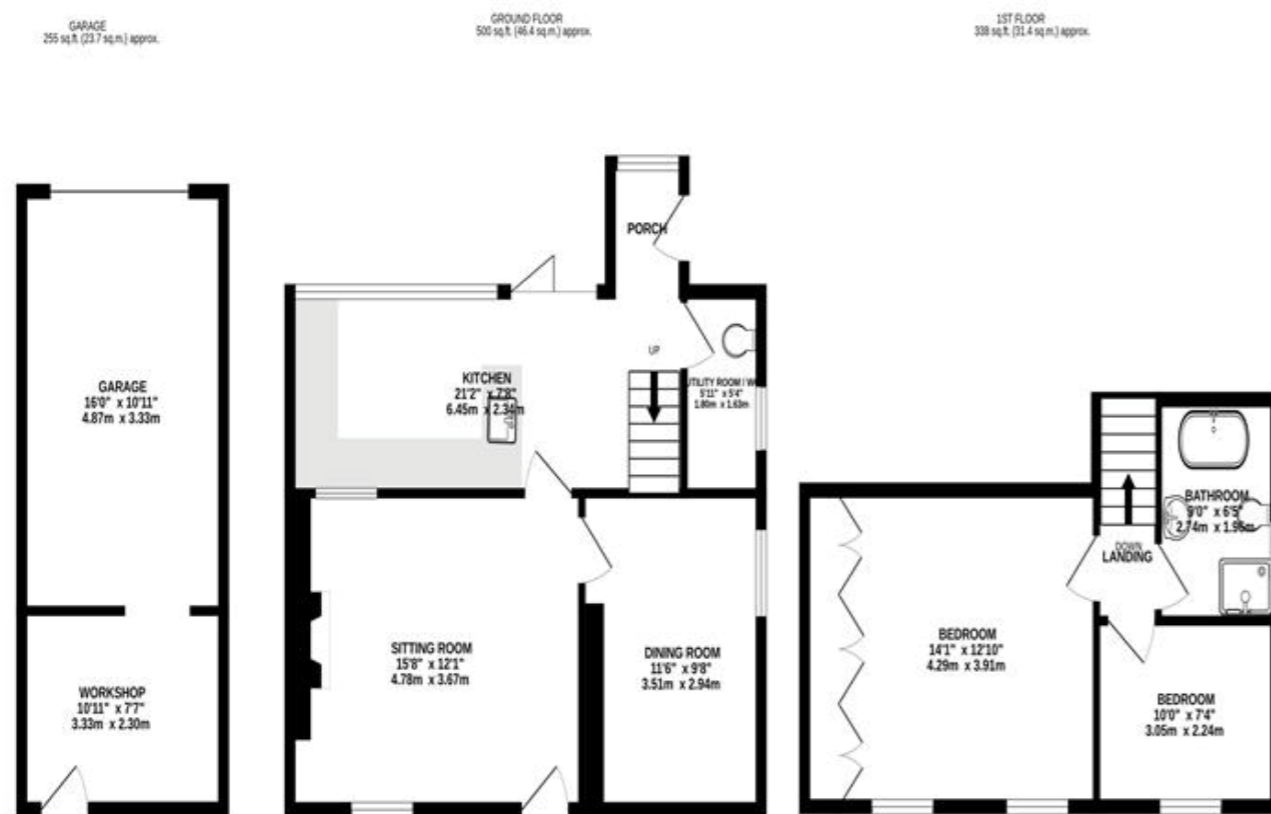


**HITCH CROFT**

Combs

**£450,000**



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they 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



\*\*\* VIEWING ADVISED \*\*\*

AN ADORABLE STONE SEMI DETACHED ENGLISH COUNTRY COTTAGE which has been upgraded and is presented to a high standard throughout. Located within AN IDYLIC AND SOUGHT AFTER LOCATION with stunning panoramic countryside VIEWS. The cottage offers ORIGINAL AND CHARACTER FEATURES, TWO reception rooms, KITCHEN WITH BI-FOLDS OPENING TO THE GARDEN/VIEWS and TWO bedrooms. DRIVEWAY, GARAGE AND WORKSHOP. Although semi rural it is close to more comprehensive towns and public transport links.

**GASCOIGNE HALMAN**

- A STUNNING UPGRADED STONE SEMI DETACHED COTTAGE
- BUILT CIRCA 1800'S AND MAINTAINING MANY ORIGINAL CHARACTER FEATURES
- LOCATED WITHIN A SOUGHT AFTER VILLAGE WITHIN AN IDYLIC SETTING
- REAR SIDE PORCH AND UTILITY/WC

- TWO RECEPTION ROOMS AND A CONTEMPORARY STYLE FITTED KITCHEN WITH BI-FOLDS
- TWO BEDROOMS AND A BATHROOM
- BEAUTIFUL GARDENS TO FRONT, SIDE AND REAR AND LARGE SUN TERRACE
- DRIVEWAY FOR OFF ROAD PARKING AND A GARAGE/WORKSHOP

**£450,000**

**HITCH CROFT**

Combs



We are delighted to offer for sale this attractive stone semi detached cottage which was built CIRCA 1800's. The cottage has been recently renovated with a contemporary breakfast style kitchen although the property maintains many character and original features including fireplaces, exposed stone work and beams. As you enter the property it has a lovely homely and cozy feel especially in the reception rooms. The rear of the cottage has been created to bring the incredible Peak District countryside views into the kitchen space which is truly breathtaking. Set within spacious formal gardens the cottage offers a sitting room with feature fireplace with multi fuel stove, separate dining room, fitted breakfast kitchen with

bi-folds right across the length of the kitchen and there is a feature period stone staircase to the first floor. In addition to the ground floor there is a utility/WC and porch area. The first floor landing leads to two generous bedrooms and a bathroom. Externally to the front of the property there is a gated entrance with stone wall and seating area. The rear of the property has a large garden mainly laid to lawn with fruit trees, spacious flagged sun terrace around the kitchen area and the garden extends to the side of the property and is enclosed by stone walling. Also to the side there is a detached garage with workshop room and driveway parking. Combs is a quaint countryside village with a pub/restaurant and stunning countryside walks from the doorstep.

A ten minute drive away you have Whaley bridge and Chapel-en-le-Frith both offering excellent amenities and bus/train links.

**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**

SAT NAV: SK23 9UY

**TENURE**

Freehold

**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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**