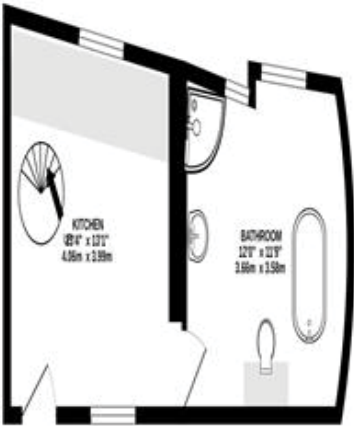
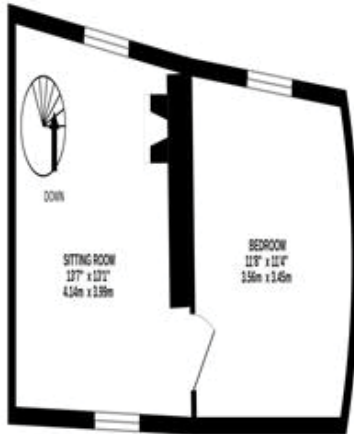


**WOOLPACK COTTAGE**  
Kinder Road, Hayfield  
**£295,000**

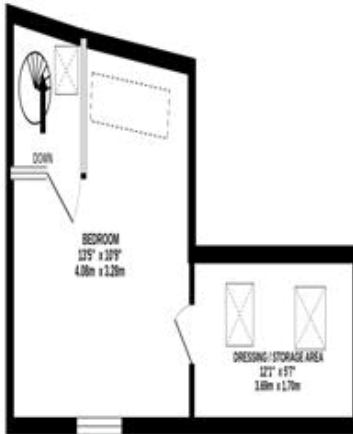
GROUND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (26.0 sq.m.) approx.



2ND FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



**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](http://gascoignehalman.co.uk)



**\*\*\* NO CHAIN \*\*\***  
A PERIOD END STONE COTTAGE steeped in history and offering the most STUNNING AND UNIQUE ACCOMMODATION over three levels. Having COTTAGE FEATURES combined with TEMPORARY LIVING the cottage has a DINING KITCHEN, SITTING ROOM AND TWO BEDROOMS. This truly is a beautiful cottage which should be viewed. Located within the heart of the sought after picturesque village of Hayfield surrounded by outstanding scenery.

**GASCOIGNE HALMAN**



- ICONIC STONE END COTTAGE BUILT CIRCA 1870
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION WITH CHARACTER, EXPOSED STONE AND BEAMS
- LOCATED WITHIN THE HEART OF THE SOUGHT AFTER PICTURESQUE VILLAGE OF HAYFIELD
- ACCOMMODATION OVER THREE LEVELS WITH FEATURE SPIRAL STAIRCASES

- EXCELLENT LIVING AND DINING KITCHEN SPACES AND TWO BEDROOMS
- POSSIBILITY OF PURCHASING AN ADDITIONAL LOWER GROUND FLOOR STUDIO (BY SEPARATE negotiation) WITH HOLIDAY INCOME
- VIEWING STRONGLY ADVISED TO APPRECIATE THIS UNIQUE HOME

**£295,000**

**WOOLPACK COTTAGE**

Kinder Road, Hayfield



#### DESCRIPTION

Believed to date back to 1870 this iconic village property was apparently the Pack Horse and a turn around area for the horses then in recent years a wool shop. Now Woolpack Cottage represents a stunning and most definitely a unique home with accommodation which is laid out over three levels and reached by impressive spiral staircases. Having character cottage features including beams, exposed stone work and a log store recess the cottage also combines contemporary living with the benefit of double glazing and gas central heating. This cottage can also be bought with Woolpack Studio (although this would be by separate negotiation from this

property) which is an additional lower ground floor one bed studio apartment that brings in a generous holiday income. Woolpack Cottage is accessed from Kinder Road and leads into a stylish fitted dining kitchen with feature recess with provision for a professional style cooker and there is a spiral staircase to the first floor. The ground floor also has the large bathroom with a bath and shower cubicle. The first floor has a fabulous cozy sitting room with feature wood burning stove and a double bedroom with mezzanine. The second floor level offering a small landing area with roof windows leads to a further double bedroom with beams and a doorway into a dressing/storage room again with roof windows. The location of this cottage is in the heart of the ever popular and

sought after village of Hayfield which offers excellent day to day amenities, public houses, restaurants, primary school and never ending countryside walks from the doorstep including Kinder Scout.

#### 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 2HJ

#### TENURE

Leasehold - 999 years from 2007 with 981 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 A

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**