



**GASCOIGNE  
HALMAN**

1 BROADHEY BARN, DIGLEE ROAD, FURNESS VALE,  
HIGH PEAK SK23 7PW

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THE AREAS LEADING ESTATE AGENT





## 1 BROADHEY BARNS, DIGLEE ROAD, FURNESS VALE, HIGH PEAK SK23 7PW

**A TRULY MAGNIFICENT FREEHOLD STONE CONVERTED BARN.** This stone barn is an absolute **ADORABLE HOME** and offers the most **UNIQUE EXQUISITE** bright spacious accommodation with many traditional **AND CONTEMPORARY** features that will take your breath away. Having a **STUNNING PICTURESQUE** and **TRANQUIL SEMI RURAL LOCATION** with **AMAZING COUNTRYSIDE VIEWS** from all aspects. Presented to an extremely **HIGH STANDARD AND SPEC** with **UNDERFLOOR HEATING** and air source heat pump. The accommodation offers **SPECTACULAR** living and kitchen spaces and **FOUR DOUBLE BEDROOMS**, a **BATHROOM** and **TWO SHOWER ROOMS** including one on the ground floor. Externally there are **WONDERFUL** and **GENEROUS GARDEN SPACES, VIEWS, PARKING** and a **DOUBLE GARAGE**.



This end stone spacious barn which forms part of a rebuilt Barn in 2014 which comprises of four barns within the Broadhey Hamlet. Having a semi rural backwater location which offers the most tranquil and exquisite setting with amazing countryside views yet it is within easy reach of amenities. This amazing Barn has views from all aspects of the living and bedroom spaces and has recently had some cosmetic upgrading by the current owner to an exceptional standard.



A END STONE BARN CONVERSION  
WITHIN A SMALL HAMLET SETTING

SEMI RURAL LOCATION WITH  
BEAUTIFUL COUNTRYSIDE SCENERY

CONVERTED AROUND 2014 AND HAS  
RECENTLY HAD FURTHER UPGRADES

FULL OF CHARM AND CHARACTER

EXCEPTIONALLY MAINTAINED BOTH  
INTERNALLY AND EXTERNALLY

SPACIOUS LIVING/DINING/KITCHEN  
AND SITTING ROOM

FOUR DOUBLE BEDROOMS, ONE EN-  
SUITE PLUS A FAMILY BATHROOM

GROUND FLOOR SHOWER ROOM &  
UTILITY

LARGE GARDENS, GENEROUS SUN  
TERRACES AND A DOUBLE GARAGE

CLOSE TO AMENITIES AND RAIL LINKS  
TO MANCHESTER





As you enter the accommodation it is extremely impressive and provides to the ground floor a reception hallway, utility room, shower room, high spec living/dining/kitchen and an incredible sitting room with an impressive fireplace/wood burning stove. The oak/glass staircase leads to an attractive landing area which gives access to four spacious double bedrooms, the main bedroom with en-suite shower room facilities plus there is a family bathroom. This home has the pleasure of underfloor heating with an underground air source heat pump. Reached via a shared sweeping driveway surrounded by countryside views, private parking for two cars outside the double garage, large private gardens and sun terraces to the front side and rear plus further communal gardens. Day to day shops, schools and rail links are close by plus you have the privilege of countryside walks from the doorstep. Viewing this home comes highly recommended to appreciate both the wonderful and unique accommodation plus the location setting.

## DIRECTIONS

SAT NAV: SK23 7PW.

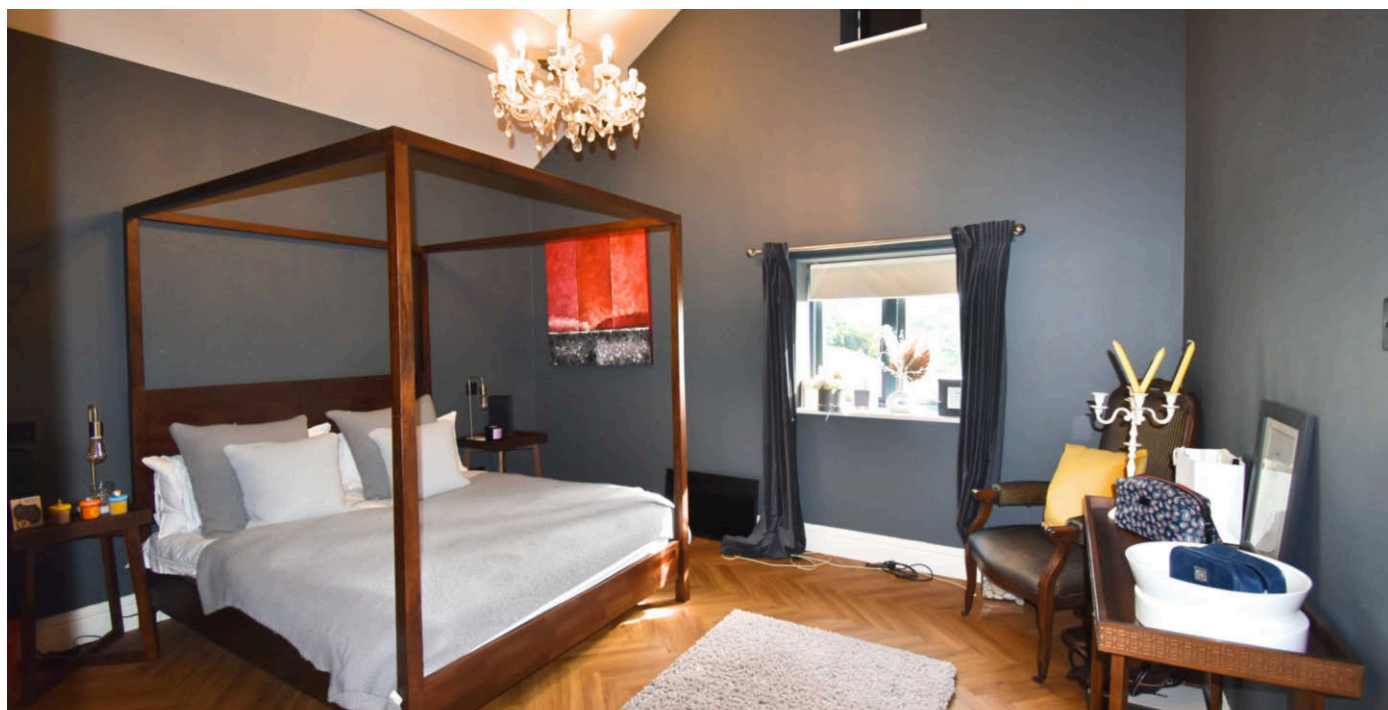
Once on Yeadsley Lane off the A6 turn right onto Diglee Road and follow this road until you reach a track. Follow the track up to the top bearing slightly left and then take the driveway to the Barn,

## 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 - Band E

### **VIEWING**

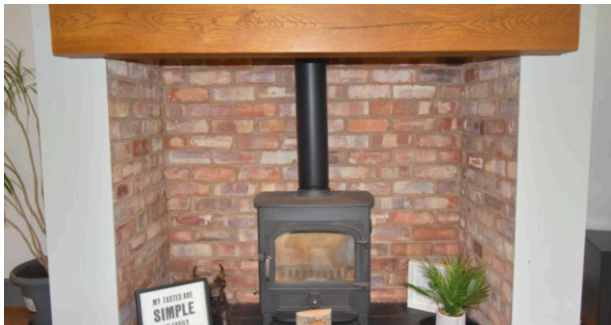
Viewing strictly by appointment through the Agents.

### **NB**

There is a current monthly charge of £120 to the owner company (25% share) to provide general maintenance for the communal gardens, water pumps, filtration system and maintenance of air source heating system. This is paid to an owner/resident of one the Barns.

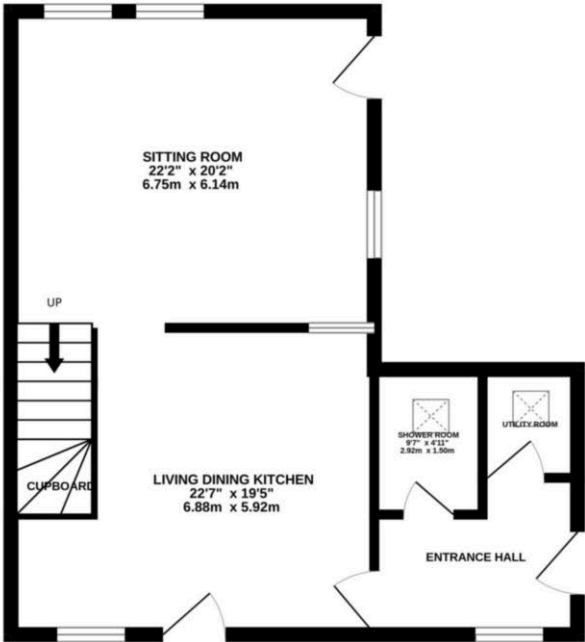
### **PLEASE NOTE**

- Drainage is by septic tank
- Land beyond your private front terrace is communal
- Air source heat pump does the heating and the water
- There is a bore hole with filtration and ultra violet light system.

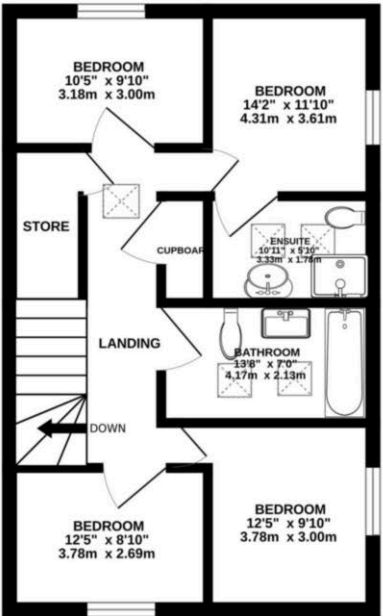


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 5/2024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81B
69-80	C	72C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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