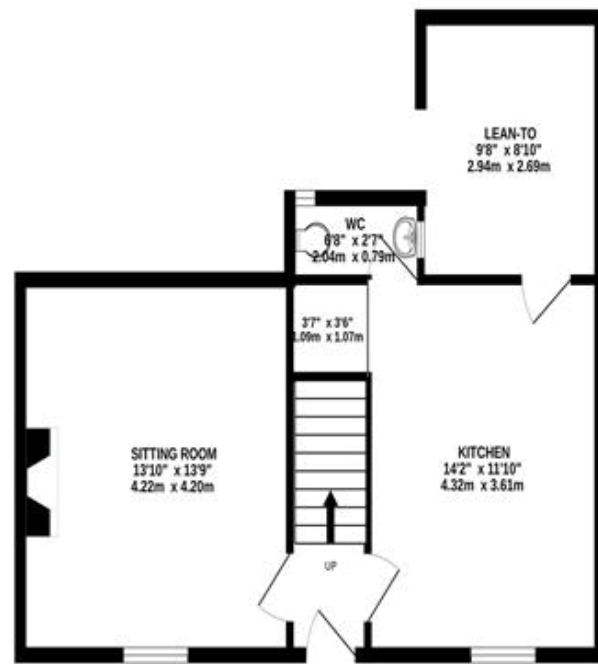
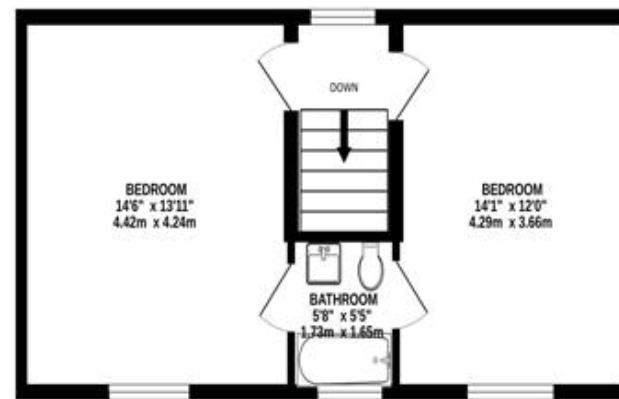


**147 KINDER ROAD**  
Hayfield  
**£375,000**

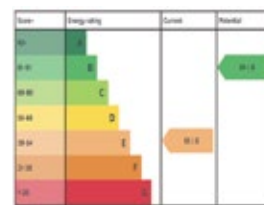
GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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



A slightly elevated DOUBLE FRONTED PERIOD STONE SEMI DETACHED home which is located within the PICTURESQUE VILLAGE OF HAYFIELD. The property has SPACIOUS living and dining kitchen room plus TWO DOUBLE BEDROOMS. This home also offers further development possibilities. There is a sun terrace to the front and GARDEN to the rear.

**GASCOIGNE HALMAN**



- DOUBLE FRONTED STONE COTTAGE BUILT CIRCA 1800's
- FULL OF CHARM AND CHARACTER WITH MANY EXPOSED FEATURES
- PICTURESQUE LOCATION WITHIN DESIRABLE HAYFIELD
- RECENT IMPROVEMENT INCLUDING A NEW ROOF
- SITTING ROOM AND FITTED DINING KITCHEN WITH AGA
- TWO DOUBLE BEDROOMS AND A BATHROOM
- POTENTIAL TO EXTEND INTO THE WORKSHOP/LEAN TO (subject to planning approval)
- SUN TERRACE TO THE FRONT AND MATURE WOODLAND STYLE GARDEN TO THE REAR

**£375,000**

**147 KINDER ROAD**

Hayfield



This attractive 1850's period stone double fronted cottage has had many recent upgrades to include a new roof but it also provides an opportunity to possibly extend/develop further spaces to the lean to area at the rear of the property (subject to relevant building approvals). The cottage has underfloor heating to the exposed stone flagged floors on the ground level, gas central heating, sash windows, some of which are recent and a jack and jill bathroom which serves both the double bedrooms. This home is full of charm and character and the sitting room has a feature chimney breast recess with stone mantle and inset multi fuel stove. The location of this home is truly delightful which is located towards the end

of the popular Kinder Road so there are stunning countryside walks from the doorstep including Kinder Scout/Reservoir and beyond. The picturesque village has excellent day to day shopping facilities, doctors surgery, excellent primary school, cafes/restaurant and the village cricket ground. The accommodation to this home provides an entrance area with staircase to the first floor, sitting room with feature fireplace, fitted dining kitchen with AGA and a recess with provisions for washing machine etc, cloaks/WC and access to a large lean to style workshop/storage. This area could potentially provide further development to extend the house but would be subject to relevant planning/regulation approval. The first floor landing leads to two generous double bedrooms and a

bathroom with access from each bedroom.

Externally to the front of the property there are steps that leads to a front sun terrace with only trees across the road and side access steps to the rear. The rear is of woodland style plus there is a decked sun terrace.

#### 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 2LE

#### TENURE

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

#### 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 C

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



gascoignehalman.co.uk

**GASCOIGNE HALMAN**