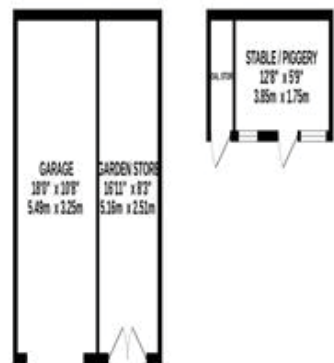


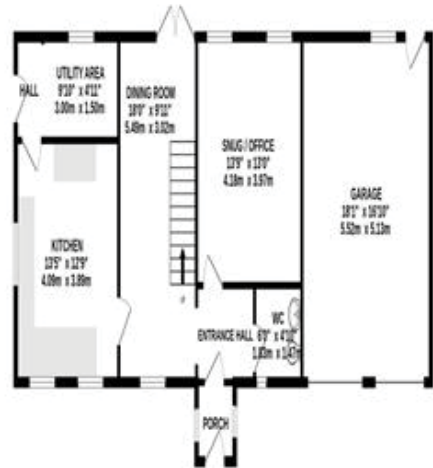
LOWER GIBB HEY FARM
Off Hayfield Road, New Mills
£699,000



OUTBUILDINGS
441 sq.ft. (41.0 sq.m.) approx.



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2388 sq.ft. (221.9 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 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
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gascoignehalman.co.uk



*** NO CHAIN ***
A DELIGHTFUL DECEPTIVELY SPACIOUS
STONE FARMHOUSE which is set within
PICTURESQUE grounds of just over HALF
AN ACRE with VIEWS and an IN AND OUT
DRIVEWAY plus DOUBLE GARAGE and
further OUTBUILDINGS. The property
offers THREE RECEPTION ROOMS, FOUR
BEDROOMS and TWO BATHROOMS.

GASCOIGNE HALMAN

- LARGE CHARACTER FARMHOUSE PROPERTY
- OFFERING BRIGHT SPACIOUS ACCOMMODATION OVER TWO FLOORS
- PICTURESQUE COUNTRYSIDE SETTING WITH OUTSTANDING VIEWS.
- SET WITHIN OVER A HALF OF AN ACRE PLOT
- THREE RECEPTION ROOMS WITH A MARVELOUS SITTING ROOM ON THE FIRST FLOOR

- FITTED BREAKFAST KITCHEN, UTILITY AND GROUND FLOOR WC
- FOUR GENEROUS BEDROOMS AND TWO BATHROOMS
- IN AND OUT DRIVEWAY, DOUBLE GARAGE AND FURTHER OUTBUILDINGS
- FORMAL ENCLOSED GARDENS WITH MATURE HEDGING
- A SHORT DISTANCE TO AMENITIES AND COMMUTER LINKS



£699,000

LOWER GIBB HEY FARM

Off Hayfield Road, New Mills



A unique farmhouse property within the Gibb Hey Hamlet and converted in two parts around 1978, the original part was over 400 years old. Although very well looked after it is now requiring some updating but offers any potential buyer the opportunity to create their own style and design. Lower Gibb Hey Farm is set within a small hamlet setting which is surrounded by countryside, Birch Vale Cricket Ground and exceptional countryside views. Although having a rural feel and aspect it has the convenience of being close to both New Mills and Hayfield which provide shops, cafes, schools, excellent commuter links to Manchester and beyond and furthermore countryside walks from the doorstep.

Lower Gibb Hey Farm is approached by a private lane which then leads into a gated in and about driveway which provides substantial parking facilities in addition to the double garage and a single garage. A special feature of this home is the bright spacious sitting room on the first floor which benefits from all the countryside views. As you enter the property by the porch you then come into a hallway with a cloaks/wc, and a dining room with a staircase to the first floor. In addition to the ground floor accommodation there is a snug/office, a fitted breakfast kitchen and a utility room with access to the garden. The ground floor has parquay and quarry tiled floors. The first floor landing leads you to four very generous bedrooms with the main bedroom having en-suite facilities

plus there is a family bathroom and separate wc. The first floor has the additional privilege of a large sitting room with fireplace, character features and dual aspect picture windows taking in the views.

LOCATION

New Mills offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter both New Mills Central and New Mills Newtown stations offer services to Manchester City Centre/Sheffield and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

FOLLOW SAT NAV: SK22 1DG. The Lane to the property runs along side Birch Vale Cricket Club.

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 D

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



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