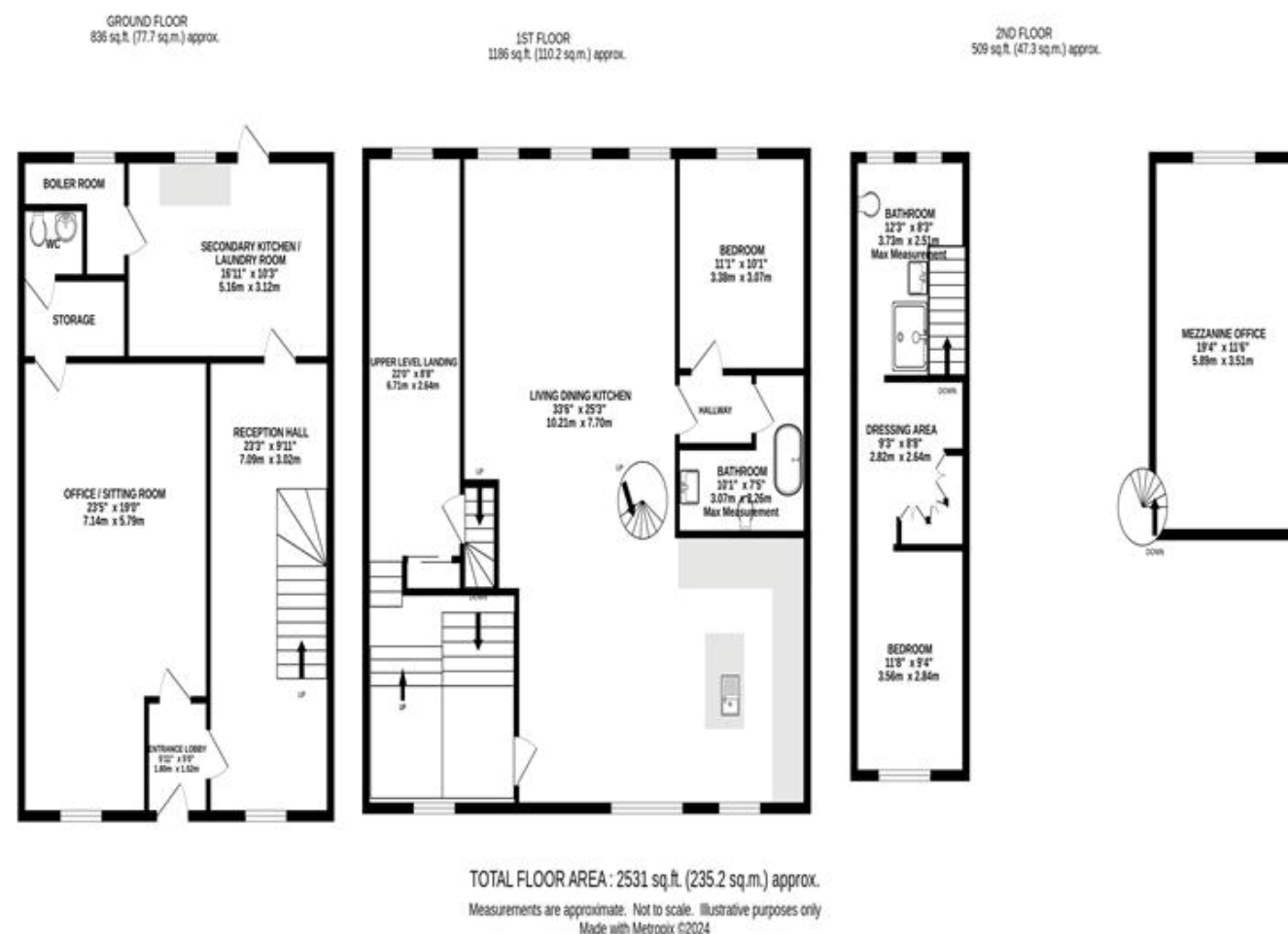


THE OLD CO-OP BUILDING
Church Street, Hayfield
£675,000



*** VIEWING STRONGLY ADVISED AND NO CHAIN ***

THE GRAIN STORE IS AN INCREDIBLY SPACIOUS AND UNIQUE HOME with garden areas, views and parking and the sale comes WITH THE FREEHOLD OF THE WHOLE CO-OP BUILDING which includes TWO APARTMENTS AND ONE OFFICE PLUS A LOWER GROUND FLOOR APARTMENT CONVERSION WITH PP AND BUILDING REGULATIONS . "The Grain Store" itself has EXCEPTIONAL FLEXIBLE LIVING/OFFICE plus a WONDERFUL SPLIT LEVEL APARTMENT which is presented to IMPECCABLE STANDARDS. This is a stunning and attractive building and is located within the highly desirable and picturesque village of Hayfield. EPC: C Council Tax Band: D

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
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GASCOIGNE HALMAN

- AN ATTRACTIVE STONE HIGHLY RENOVATED PROPERTY PLUS BASEMENT WITH PP & BLG REGS FOR CONVERSION, GARDEN, STORE ROOM AND PARKING AND THE FREEHOLD OF THE BUILDING
- OFFERING MANY FLEXIBLE USES INCLUDING OFFICE/ BUSINESS AND LIVING ACCOMMODATION
- UPGRADED TO A VERY HIGH STANDARD THROUGHOUT
- GROUND FLOOR OFFICE OR LIVING ACCOMMODATION OR SELF CONTAINED UNIT



- AMAZING FEATURES INCLUDING EXPOSED ROOF TRUSSES
- TWO/THREE BEDROOMS, TWO EN-SUITE BATHROOMS AND SCOPE FOR FURTHER BEDROOMS
- FLAGGED PATIO/SUN TERRACE TO THE REAR AND VIEWS
- SOUGHT AFTER PICTURESQUE VILLAGE LOCATION



We are delighted to be given the opportunity to be a part of finding a new buyer for this property which forms part of The Old Co-op Building which is in a prominent location within the conservation area and is within the center of Hayfield village. The Sale of the Grain Store also includes the freehold of the whole building which includes two residential Apartments, an Office and the conversion of a further lower ground Apartment which has 9ft 6" ceiling height, Planning Permission and Building Regulations. "The Grain Store" has been loving restored by the current owners with no expense spared, the center piece of this small complex is an outstanding split level luxury Apartment which has been refurbished to an extremely high specification offering a modern

contemporary feel yet still retaining many of its original features. Potential buyers are also asked to note that the agreed purchase price will include the freehold of the building which has two further Apartments and an Office, a further basement of the building which has Planning Permission and Building Regulations for a further Apartment, parking area, garden areas, patio and storeroom therefore providing additional income/investment. For any buyer looking for a prestigious apartment set in an idyllic countryside environment and combined with additional investment and income opportunity then a full inspection of these premises is highly recommended.

£675,000

THE OLD CO-OP BUILDING

Church Street, Hayfield



The main Apartment comprises of an entrance lobby, office/storeroom, kitchen/laundry room, separate wc, utility and boiler room. There is an impressive private hallway which leads to the split level first floor study/seating area, a breathtaking spacious living/dining/fitted kitchen with a spiral to a mezzanine level offering a further flexible bedroom/study/seating space and overlooks below, bedroom two and a bathroom. The second floor has a landing/dressing room which has fitted furniture and the main bedroom with a shower room.

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 2JE

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.

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



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