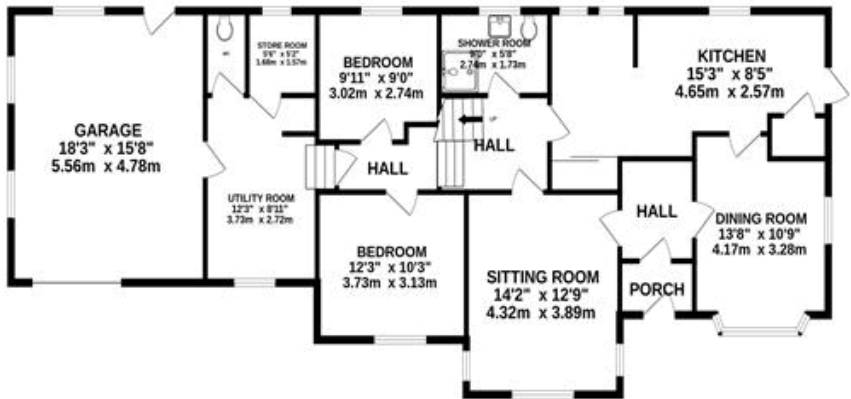
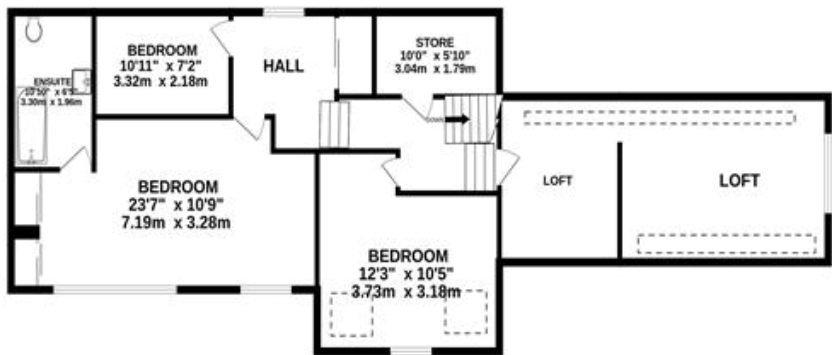


TREWARTHA
Combs Road, Combs
OFFERS AROUND
£635,000

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12025



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



*** VIEWING ADVISED TO APPRECIATE THE POTENTIAL ***
A DETACHED HOME having a highly sought after PICTURESQUE SEMI RURAL LOCATION with outstanding SCENERY and exceptional POTENTIAL. The property has BRIGHT SPACIOUS INTRIGUING accommodation which is flexible with two/three RECEPTIONS and four/five BEDROOMS. "Trewartha" stands in SUBSTANTIAL grounds of just over HALF AN ACRE which includes extensive driveway parking and an integral DOUBLE GARAGE. It is now offered for sale in need of some renovation and modernisation.
Council Tax band: G EPC: E
GASCOIGNE HALMAN

- AN INDIVIDUALLY DESIGNED DETACHED HOME REQUIRING UPGRADING
- SET IN AN IDYLIC PLOT OF JUST OVER HALF OF AN ACRE
- DESIRABLE VILLAGE LOCATION AND OUTSTANDING COUNTRYSIDE VIEWS

- BRIGHT SPACIOUS FLEXIBLE LIVING SPACES
- TWO/THREE RECEPTIONS PLUS A BREAKFAST KITCHEN
- FOUR/FIVE GENEROUS BEDROOMS
- EXTENSIVE GATED DRIVEWAY AND A DOUBLE GARAGE
- MATURE FORMAL GARDENS, FRONT, SIDE AND REAR WITH BEAUTIFUL VIEWS

**OFFERS AROUND
£635,000**

TREWARTHA
Combs Road, Combs



DESCRIPTION

This unique detached home offers so much potential as it now requires some upgrading but gives a buyer plenty of opportunity to create their own style and design. The property sits in over half an acre of picturesque grounds and has the benefit of magical views of the surrounding Peak District countryside with nature and hill walks from the doorstep. This home has a beautiful discreet setting which is private and is well set back from the road. It is close to many amenities in the surrounding towns including shops, schools, cafes, restaurants, reservoirs, canal and schools including a highly regarded primary school within Combs village and a public house.

The accommodation of this home is intriguing with it's different levels following the gradient of the land and provides an entrance hallway, dining room, fitted kitchen with AGA and breakfast room area, sitting room, office/bedroom, bedroom and a shower room. There is a utility/boot room, cloaks/wc., store room and integral access to the garage. There is an inner hallway with access to the first floor where you will find the main bedroom with en-suite bathroom, two further generous bedrooms and a storage room. In addition there is a walk in attic room with views of Combs Edge from its south west facing window and which offers potential for a variety of uses.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Combs is an idyllic picturesque village situated close to the Goyt Valley and is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. Combs is within a three sided valley bounded by the high gritstone hills of Castle Naze, Combs Moss and Ladder Hill. The village is ideally located with a short drive to the towns of Chapel-en-le-Frith and Whaley Bridge which have excellent amenities and rail links.

DIRECTIONS
SAT NAV SK23 9UP

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 G

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