



**GASCOIGNE
HALMAN**

MOORWOOD FARM, REDMOOR LANE, NEW MILLS,
HIGH PEAK

THE AREAS LEADING ESTATE AGENT



MOORWOOD FARM, REDMOOR LANE, NEW MILLS, HIGH PEAK

ASKING PRICE £999,500

AN IMPRESSIVE AND IMPOSING stone detached residence built CIRCA 1800'S which provides exceptional CHARACTER ACCOMMODATION over FOUR LEVELS with THREE reception rooms, FIVE bedrooms and TWO bathrooms. The property has a UNIQUE PRIVATE SEMI RURAL PICTURESQUE LOCATION with FOUR ACRES including gardens, grazing, orchard and OUTSTANDING PEAK DISTRICT SCENERY. The property has useful versatile STONE OUTBUILDINGS, double garage and a single garage (formerly stables, with potential to reconvert). The location is a convenient short distance to both New Mills and Disley with excellent COMMUTER LINKS.

We are delighted to offer for sale this imposing mid 1800's stone detached residence which offers so much original charm and character including exposed beams, stone work, fireplaces, covings and picture rails plus stone flagged floors. The location of this home is truly unique as it is located at the top of a private, no through road. Due to its position, it offers and is surrounded by incredible views over the Peak District countryside. A world of nature awaits. "Moorwood Farm" has the privilege of being located within four acres of private land which wraps around the property. This includes gardens, orchard, woodland, grazing land, parking, a large double garage with workshop space, a large single garage with workshop bench, stone workshop/storage, garden shed and woodland with specimen trees. Outside benefits from three water access points and a "wallbox" electric charging point.

An additional benefit to this house is that it is rural yet just a ten minute walk to New Mills which provides excellent amenities with shops, cafes, schools, Peak Forest Canal and frequent commuter links by rail from two rail stations to major towns and cities. Manchester airport is a 35 minute drive away. There are also excellent bus links to towns and the airport.





IMPOSING 1800'S PERIOD STONE
DETACHED RESIDENCE

OFFERING ORIGINAL CHARM & CHARACTER

PICTURESQUE LOCATION WITH
PANORAMIC VIEWS

ACCOMMODATION OVER FOUR LEVELS

THREE RECEPTION ROOMS, FIVE
BEDROOMS & TWO BATHROOMS

SET WITHIN FOUR ACRES OF GARDENS,
GRAZING & ORCHARD

STONE OUTBUILDINGS, DOUBLE GARAGE &
SINGLE GARAGE

POTENTIAL EQUESTRIAN USE

SEMI RURAL LOCATION

SITUATED AT THE TOP OF A PRIVATE NO
THROUGH ROAD

SHORT DISTANCE TO BOTH DISLEY & NEW
MILLS

Internal area :3057 sq ft

Garages/outbuildings 700 sq ft

Total 3,757 sq ft



DESCRIPTION

"Moorwood Farm" is approached via a long sweeping private lane which leads up from the main A6 and leads into beautiful countryside with surrounding panoramic views. The Farmhouse has a lovely homely feel as you enter and very much offers flexible living. The ground floor offers a very pleasant surprise with its 30ft lounge/family room with multi fuel stove, exposed beams, stone window seat, dual aspect windows and a door to the garden with outstanding views.

The first floor offers a welcoming reception hallway with bespoke stain glass doors, utility/boot room, fitted breakfast kitchen with comprehensive units and stone flagged floor. The dining room has an exposed stone fireplace, ceiling covings and delightful views. The wonderful drawing room has a feature fireplace, multi fuel stove, picture rails, covings and dual aspect windows with beautiful views. Additionally, on this level there is access to a balcony with stunning views and steps to the rear patio.

The second floor has a split landing with window and access to a family bathroom with a four piece suite. The landing area also provides access to three double bedrooms all with far reaching rural views and period fireplaces. The main bedroom has dual aspect windows offering incredible panoramic scenery. Plus there is a further bathroom with a three piece suite.

The third floor has a landing area with roof window and gives access to two further double bedrooms. There is a storage room which could potentially be made into a sixth bedroom or a bathroom or office.

LOCATION

Set on the edge of the picturesque Peak District, New Mills offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter New Mills Central and New Mills Newtown stations have frequent direct services to Manchester and Sheffield. Manchester Airport is a 35 minute drive and the north west motorway network is accessible from Stockport. Additionally, regular fast trains run direct to London from Stockport. A wide range of both state and private schools are within easy reach.







TENURE

FREEHOLD

LOCAL AUTHORITY

High Peak Borough Council - Band F

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

PRIMARY SOURCE OF HEATING

Oil

PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Private Supply

BROADBAND CONNECTION

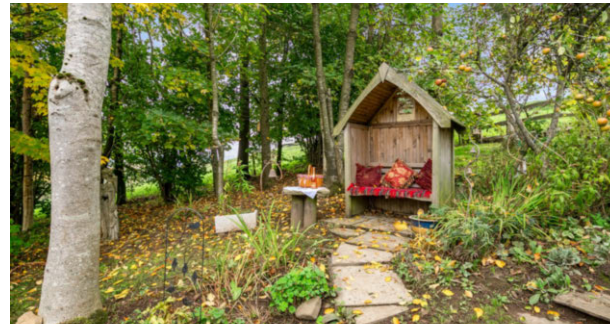
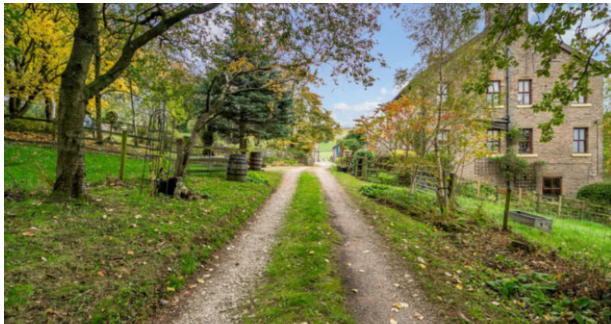
Full fibre to the premises

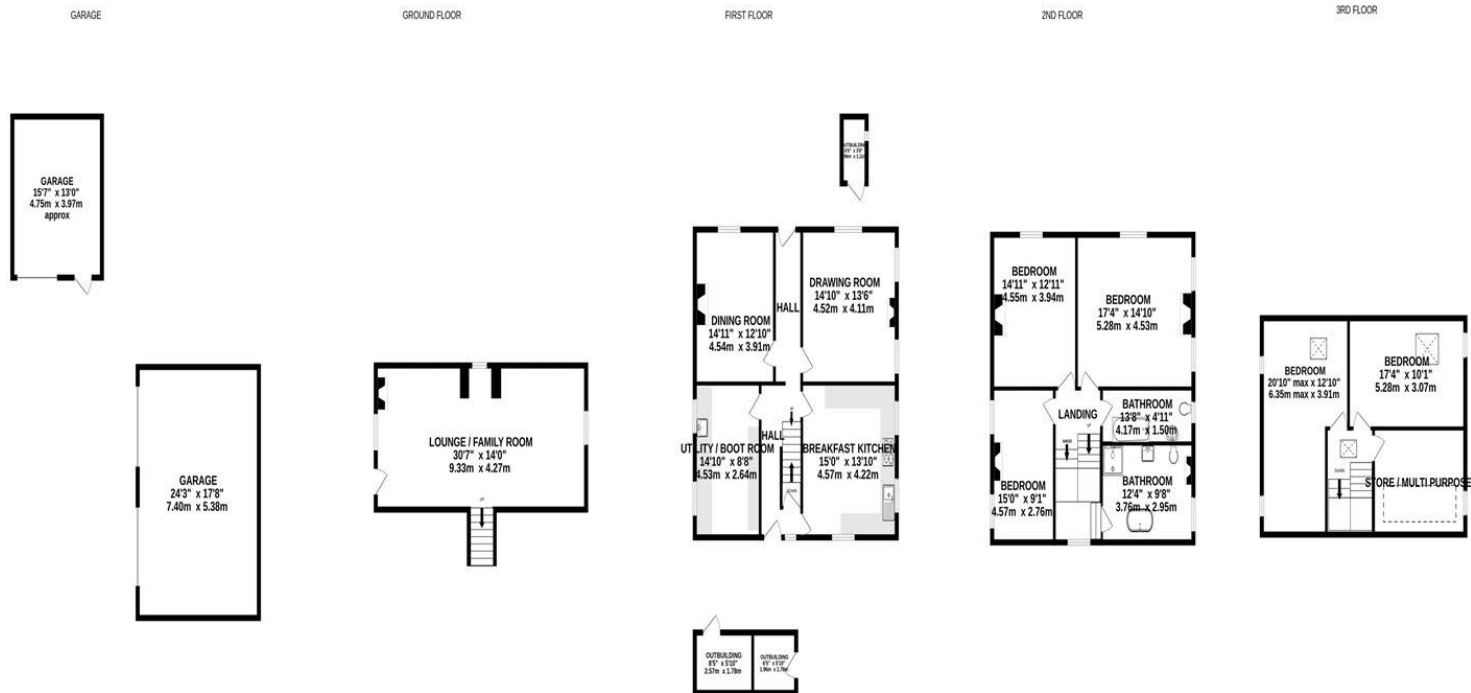
LISTED PROPERTY

No, the property is not listed

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No





Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



WHALEY BRIDGE OFFICE

01663 719500

whaley@gascoignehalman.co.uk

15 Market Street, Whaley Bridge, SK23 7AA

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