

£875,000



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.

15, Market Street, WHALEY BRIDGE SK23 7AA
01663 719500 whaley@gascoignehalman.co.uk

gascoignealman.co.uk



- AN OUTSTANDING AND IMPOSING 18TH CENTURY STONE DETACHED FARMHOUSE
- ADDITIONAL GRADE II LISTED DETACHED BARN/ SHIPPONS/STABLES/GARAGING
- BEAUTIFUL GARDENS/SUN TERRACE WITH PANORAMIC PEAK DISTRICT SCENERY
- SOUGHT AFTER PRETTY COUNTRY VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE

- STUNNING INTERNAL ACCOMMODATION WITH CHARM AND CHARACTER
- BEAUTIFULLY PRESENTED LIVING/DINING/KITCHEN AND BEDROOM SPACES
- PUB/FOOD, SCHOOL WITHIN THE VILLAGE AND MORE AMENITIES A SHORT DISTANCE AWAY
- VIEWING STRONGLY ADVISED TO APPRECIATE THIS DELIGHTFUL HOME

£875,000

SPIRE HOLLINS FARM

Combs, High Peak



DESCRIPTION

Spire Hollins Farm is absolutely stunning both internally and externally and a viewing can only reveal it's unique character and homely presentation plus the magnificent highly desirable location this home has to offer. Built Circa 1848 and offers so much charm and character the spacious accommodation provides an impressive entrance with a stone barrelled ceiling with cloaks area, WC and store room. The upper floor opens up into a stunning sitting room which is open to a sun room/study with panoramic views and leads out onto a railed sun terrace. There are views from all aspects including the reservoir therefore offering peace and tranquility.

There is a large dining room plus a fitted breakfast kitchen again with incredible views and a utility room. There are three nicely proportioned double bedrooms, the main having en-suite wash/wc facilities plus there is a further family bathroom. The exterior offers a part shared sweeping driveway which then leads into a large private front tarmac area for parking of four cars. The side and rear adjacent to the property has well kept lawn gardens with flowering borders, sun terrace and superb countryside scenery. There are traditional cobbled sets that takes you to a 49ft stone Barn which is Grade II Listed with doors to garden, windows and first floor hayloft. The Barn has many potential uses including storage/garaging/games/gym area.

The hayloft could potentially create a home office. In addition there are two shippens and a stable. This home is very unique both for its special accommodation and magnificent setting.

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.

DIRECTIONS

For SatNav purposes: SK23 9UT

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 G

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN