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THE AREAS LEADING ESTATE AGENCY

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*** VIEWING HIGHLY RECOMMENDED***

An attractive 19th Century STONE DETACHED property which has bright spacious tastefully restored accommodation and a SOUGHT AFTER LOCATION just above the desirable village of COMBS with BREATHTAKING SCENERY including Combs Reservoir. The property stands in established gardens and has AMPLE parking facilities and a detached STORAGE BARN/ SHIPPONS/STABLE/GARAGING.



GASCOIGNE HALMAN

- 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 cobble 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 shippsons 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.

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