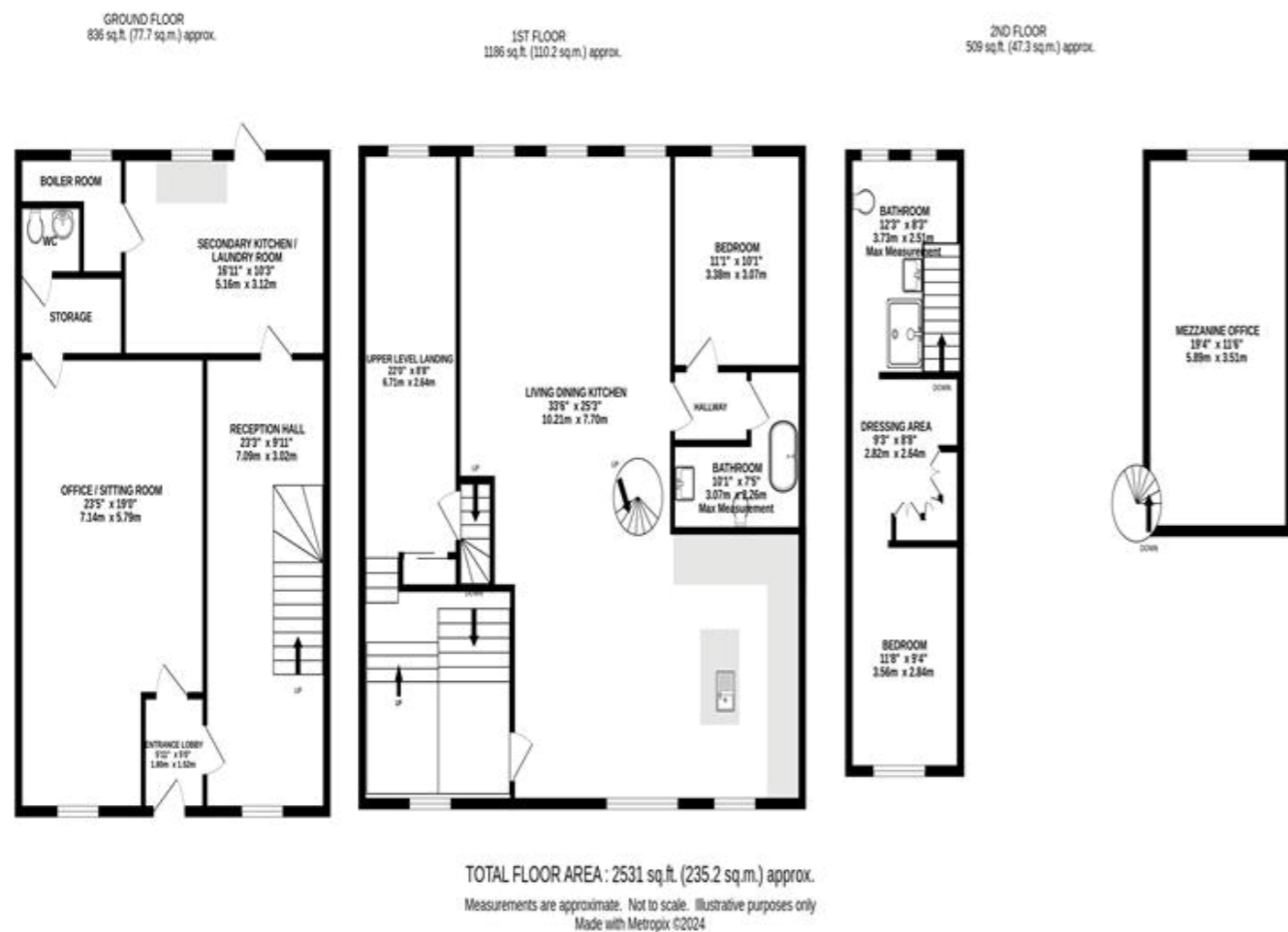


**FLAT 1 THE GRAIN STORE**  
 The Old Co-Op, Church Street  
 Hayfield  
**£625,000**



**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 STRONGLY ADVISED AND NO CHAIN \*\*\***  
 AN INCREDIBLY SPACIOUS AND UNIQUE INVESTMENT/HOME opportunity which provides EXCEPTIONAL FLEXIBLE OFFICE space and a WONDERFUL SPLIT LEVEL APARTMENT. This stunning and attractive building has the benefit of so many uses including living ACCOMMODATION and being able to work from home. The premises internally and externally has been highly UPGRADED with a CONTEMPORARY TWIST yet maintaining many original character features. It will SURPRISE any potential buyer from the moment you enter and offers over 2,500 SQ FT. Having a CENTRAL SOUGHT AFTER village location, VIEWS AND PATIO.

**GASCOIGNE HALMAN**

- AN ATTRACTIVE STONE HIGHLY RENOVATED PROPERTY
- 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 BEDROOMS, TWO EN-SUITE BATHROOMS AND SCOPE FOR FURTHER BEDROOMS
- FLAGGED PATIO/SUN TERRACE TO THE REAR AND VIEWS
- SOUGHT AFTER PICTURESQUE VILLAGE LOCATION

£625,000

**FLAT 1 THE GRAIN STORE**

The Old Co-Op, Church Street  
Hayfield



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 close to the center of Hayfield village. Having 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 office/storeroom area in the main Apartment could easily be converted into additional commercial or residential use therefore

providing additional income if required. 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. The premises comprise 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 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**

High Peak Borough Council - band D  
**SERVICES (NOT TESTED)**  
Leasehold - 999 years (a new Lease will be created once a buyer is in progress). There is a current maintenance charge of £480 per annum. There will also be a 47% share to pay towards the annual buildings insurance.

**LOCAL AUTHORITY**

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

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**