



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Clayton Fold House, Stocks Lane, Kettleshulme, High Peak, Cheshire, SK23 7EJ

A beautifully restored and modernised detached Grade 2 listed property occupying a beautiful rural location with the most magnificent views over open countryside yet within short driving distance of local amenities.

Guide Price £565,000

Constructed of stone, this stunning 17th century detached property offers the discerning purchaser a beautifully updated and modernised property whilst retaining many of the original features, occupying an idyllic location with far reaching views over open countryside. The accommodation briefly comprises, an enclosed porch, 17ft lounge with feature fireplace, stone mullion windows, dining room/playroom opening through to the well appointed breakfast kitchen enjoying shaker style units with granite worktops and many built-in appliances. To the first floor the landing allows access to three good sized bedrooms and a well appointed bathroom/WC. A LPG central heating system has been installed. All the windows have been replaced.

An internal inspection is highly recommended to appreciate the charm, character and workmanship this beautiful property has to offer.

There is ample hardstanding for two large vehicles and planning permission has been obtained for a detached garage. The gardens and courtyards extend to three sides enjoying raised lawns, dry stone walling and raised beds, stone flagged terraces all enclosed with beautiful estate fencing and gates.

A special mention must be made to the most amazing views over the open countryside.

The charming and historic village of Kettleshulme enjoys a Public House/Restaurant and there is a very good and popular primary school, whilst more extensive facilities may be found in Whaley Bridge with access points to the national motorway network, train station, Manchester International Airport are all within 15 mins and 40 mins drive of the property.

Directions: From the Swan Inn in the centre of Kettleshulme village proceed towards Whaley Bridge for approximately a third of a mile turning right into Clayholes road. Take the second private drive on the right and the property can be found after 100 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

With stone flagged floor.

LOUNGE 17'4" x 17'2"

With exposed beams, period style radiator, feature stone Minister fireplace with stone flagged hearth and cast iron stove, stone mullion windows, Oak staircase with under stair storage.

DINING ROOM/PLAYROOM 15'5" x 7'7"

With slate floor, exposed beams, double doors to garden, fabulous views, open to:

BREAKFAST KITCHEN 16'8" x 8'10"

With shaker style units including base cupboards and drawers, wall cupboards and granite worktops, Belfast sink, AGA, dishwasher, fridge, integral bin, plumbing for washing machine, slate floor, gas boiler, freezer, breakfast bar, Oak door to rear terrace.

FIRST FLOOR

LANDING

With period style radiator.

BEDROOM 1 13'11" x 10'5"

With period style radiator, beautiful views, exposed beams.

BEDROOM 2 10'1" x 9'8"

With period style radiator, double aspect with beautiful views.

BEDROOM 3 7'5" x 6'3" (plus large recess)

With period style radiator, large built-in cupboard, exposed beams.

BATHROOM/WC

With panelled bath with overhead shower, high level WC, pedestal wash hand basin, radiator/towel rail, part tiled walls, tiled floor.

OUTSIDE

Beautiful gardens as previously mentioned with planning permission for a detached garage.

Tenure

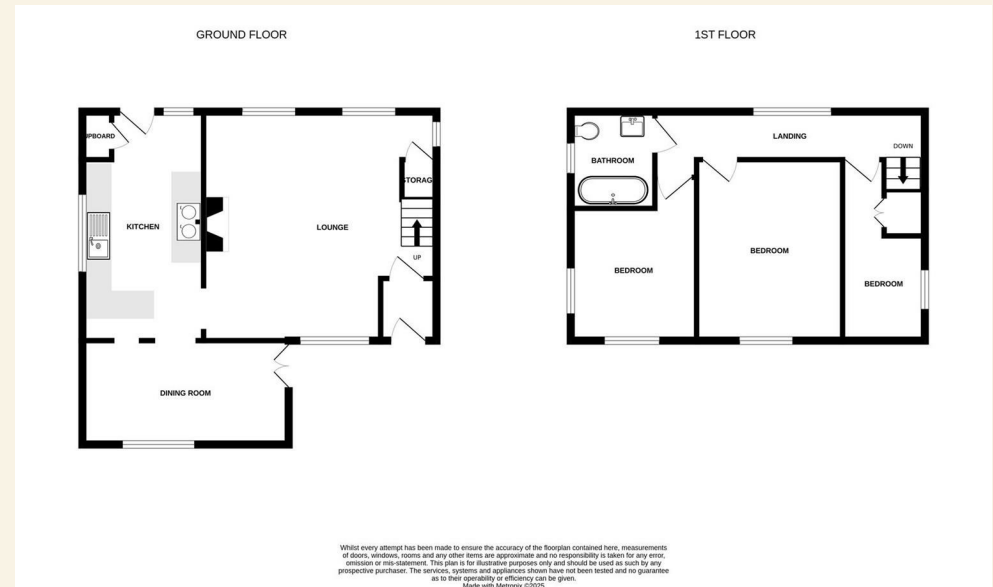
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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