

39/41 Kinder Road, Hayfield, High Peak, High Peak, SK22 2HS



- FREEHOLD
- Characterful Stone Property
- Business Opportunity Attached
- Pre-Planning Permission for Café Conversion to 1 Bedroom Flat
- FOUR DOUBLE BEDROOMS
- Private Rear Garden
- Village Location

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MAIN DISCRIPTION

*****FREEHOLD*****

*****FREEHOLD & CHANGE OF USE TO RESIDENTIAL IS IN PROGRESS *****A unique opportunity to purchase this spacious and characterful stone property with business opportunity attached. Pre-Planning approval for the café to be converted into a one bedroom flat.

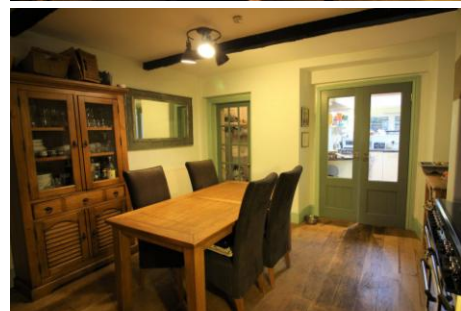
The property is situated in the desirable and sought after Hayfield Village, this lovely village lies in the valley of the River Sett, at the foot of Kinder Scout, on the very edge of the Peak District National Park and is frequented by holiday makers and walkers enjoying a lively, bustling place, with a wide range of shops, cafés, galleries and pubs.

The internal accommodation is versatile and in brief comprises; Lounge / Large Entrance Snug open plan with Dining Room, Utility Room and Kitchen to the ground floor and FOUR DOUBLE Bedrooms and Family Bathroom to the first floor. The café has w/c and utility room.

The property could be converted back to one dwelling (subject to planning) and would be equally of interest to those looking to continue the business as a popular café or other use.

Pre-Planning Permission granted for Café Conversion to 1 Bedroom Flat

Viewing is strictly by appointment only



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LOUNGE

13' 6" x 11' 6" (4.11m x 3.51m) External timber door with stained glass panelling through to lounge, sash window, wall mounted radiator, exposed wooden floor, open fire with fire surround, TV aerial point, ceiling light point, step up to dining area and stairs to the first floor accommodation.

DINING ROOM

12' 2" x 10' 9" (3.71m x 3.28m) Stairs to the first floor, internal door to pantry/utility, internal double doors to Kitchen, space for double oven, feature beams to ceiling, ceiling light point and wall mounted radiator.

PANTRY/UTILITY ROOM

7' 6" x 6' 5" (2.29m x 1.96m) Ceiling light point, power points, window to the rear elevation, plumbing for washing machine.

KITCHEN

9' 2" x 7' 2" (2.79m x 2.18m) A range of low fitted kitchen units with contrasting worksurfaces and splashback tiling. Integrated electric oven and four ring gas hob with over hob extractor fan. Velux window, stainless steel sink and drainer unit with mixer tap, integrated full-size dishwasher, uPVC double glazed window to the rear elevation and external door.

LANDING

Stairs from the ground floor to the first floor landing, internal doors to the first floor accommodation, ceiling light point.

MAIN BEDROOM/SECONDARY LOUNGE

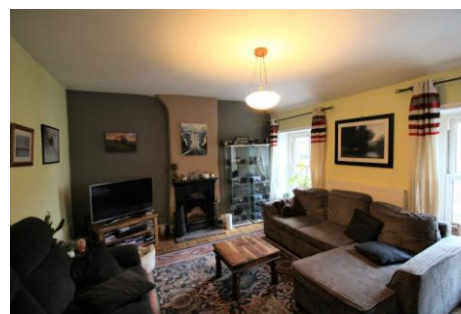
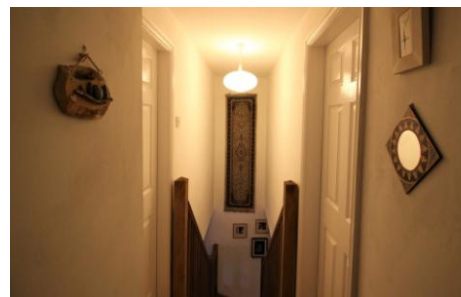
15' 8" x 12' 7" (4.78m x 3.84m) A very spacious double room, currently used as a secondary lounge with Sash windows x 2 to the front elevation, wall mounted radiator, ceiling light point, exposed stripped wooden floorboards, feature fireplace and hearth.

BEDROOM TWO

11' 5" x 11' 3" (3.48m x 3.43m) A further double bedroom with sash window to the front elevation, ceiling light point, wall mounted radiator and loft access.

BEDROOM THREE

12' 5" x 10' 3" (3.78m x 3.12m) A further double bedroom with window to the rear elevation with garden aspect, wall mounted radiator, ceiling light points.



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BEDROOM FOUR

9' 4" x 9' 3" (2.84m x 2.82m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, ceiling light point, feature fireplace, wall mounted radiator.

BATHROOM

10' 8" x 6' 3" (3.25m x 1.91m) A four piece suite comprising of low-level w/c, pedestal sink, bath and shower cubicle. Floor to ceiling splashback tiling, wall mounted chrome heated towel rail, ceiling spotlights and window to the rear elevation.

CAFE

16' 8" x 7' 5" (5.08m x 2.26m) A nine table café with attractive main entrance door with stain glass windows. Countertop with display units, wall mounted radiator, large windows to the front elevation, kitchen area with comprehensive worksurface space, space for undercounter fridges, electric oven and 5 ring hob with over hob extractor fan, stainless steel sink and drainer unit, window to the rear elevation and splashback tiling. Door to rear hallway and w/c.

HALLWAY

External back door into hallway with fire door to café and door to w/c.

W/C

5' 6" x 3' 9" (1.68m x 1.14m) A two piece suite comprising of w/c and sink unit, ceiling light point, disabled access bar, window to the rear elevation.

EXTERNAL UTILITY ROOM

6' 0" x 5' 8" (1.83m x 1.73m) An external utility room servicing the café with plumbing for dishwasher, stainless steel sink and drainer unit with mixer tap, power points, consumer unit and ceiling light point.

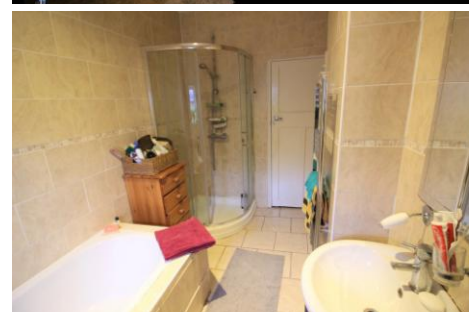
EXTERNAL

A private and quaint rear elevated garden with patio and lawn with established planting, outside sheds x 2

Tenure - Freehold

Council Tax Band -

EPC Rate -



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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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