



Michaelmas Cottage

 149 

Kinder Road

Hayfield, High Peak SK22 2LE

PRESENTING AN ABUNDANCE OF INTERESTING AND PLEASING VICTORIAN AND EDWARDIAN PERIOD FEATURES

£650,000

An opportunity to own a truly stunning four bedroom family home in a glorious rural location in the shadow of Kinder Scout, embedded on the edge of the Peak District National Park



Stunning views opposite 149

This unique cottage is located at the end of a splendid Georgian terrace and has twice been extended during Victorian and Edwardian times. Occupying a commanding position on Kinder Road with the wooded slopes of Kinder Bank behind and a scenic view to the front over the wooded slopes of the Sett Valley the cottage enjoys the best of both worlds being close to Hayfield Village and yet surrounded by some of the most impressive scenery in the Peak District. Only one mile up the road lies Kinder Reservoir and the start of the two well known walks of the Snake Path and Pennine Way to the Snake Inn on the A57, or in the other direction towards Edale. The Sett Valley is now a memorial to past industry and is renowned for its scenic Sett Valley Trail and picnic sites. The cottage dates back to the 1830's and it is said that the cottage was previously occupied by the manager of the mill which once stood opposite where the camp site is now.

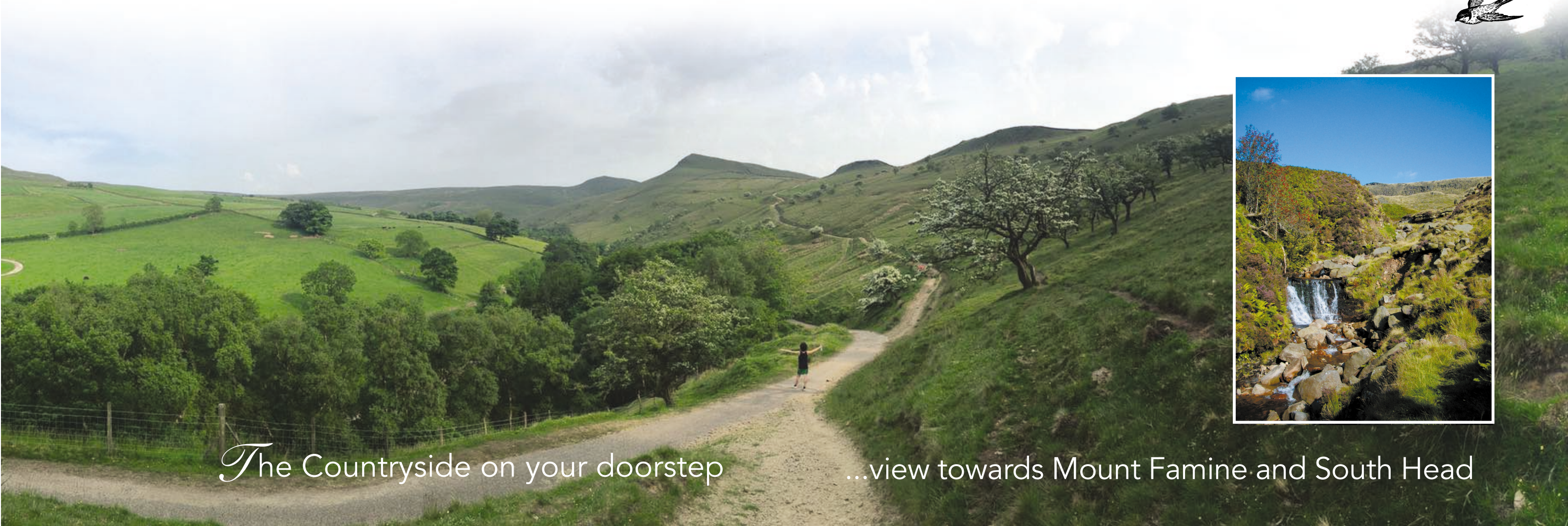


Kinder Low End



Twenty Trees





The Countryside on your doorstep

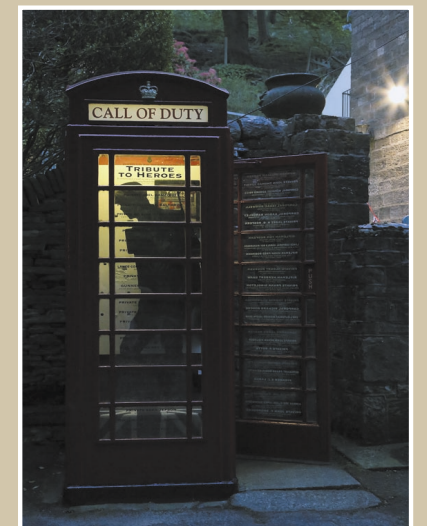
...view towards Mount Famine and South Head



Hayfield is a rural oasis, an idealic quintessential northern English village in a stunning location with a stunning cricket field and numerous gourmet public houses, cafes and restaurants. It is a superb place to raise a family and you can be assured that "your children won't go feral in Hayfield!" There is a camp site, many self catering holiday lets, a skateboard park, a post office, a chemist and doctor's surgery, a hairdresser, general store, newsagent, laundrette and library. But the surrounding countryside will leave you speechless, so I'll let these pictures speak for themselves.



It is the home of many village events throughout the year. The Hayfield May Queen Festival is the oldest running event of its kind in the country and the present owners are particularly proud of winning the best decorated phonebox in 2018 to commemorate the end of World War 1. There are also various fell running events throughout the year, a ProLoco art competition and Well Dressing Festival in June and a Country Show and Sheepdog Trials in September.



Hayfield is the birthplace of Arthur Lowe who played Captain Mainwaring in Dad's Army and was recently the location for the BBC series "The Village". But most famously it is a magnet for walkers and lovers of the great outdoors as it was in 1932 that the Kinder Mass Trespass started in the village, a protest which resulted in the creation of the Peak District National Park; the nation's first national park.



The Side Garden ...and beyond



Turning left out of the rear entrance there is a flagged hard standing area with security lighting. (This area was used by the previous occupants for parking). It has now been transformed by the current owners into a patio area with hostas, geraniums and "outdoor" picture frames.

This then leads to a truly stunning mediterranean inspired garden.





The Dining Room

14'9" x 11'6"



Featuring a stunning Victorian tiled floor. Attractive sash window with period internal shutters. Corniced ceiling. Open fire with cast iron surround and grate. Telephone point, single and double radiators.



The Lounge

21'3" x 16'2"



Victorian sash bay window with period internal shutters. TV aerial sockets, single and double radiators. Attractive tiled fire place with multi fuel woodburner and timber surround. Corniced ceiling and ceiling rose.

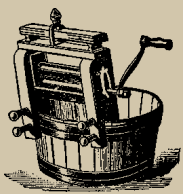


The Kitchen & Utility Room

13'3" x 11'8"



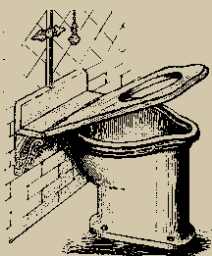
Well appointed kitchen with ample tiled work surfaces and original Victorian tiled floor and stone slab. Belfast glazed sink with drainer and mixer taps. Beamed ceiling, double radiator and TV point. Gas cooker point. Xpelair extractor fan.



Door leading to utility room. Plumbing for washing machine. Belfast glazed sink with drainer and mixer taps. Fitted wall cupboards and shelves. Small larder area with shelves and tiled floor.



Hall, Stairs & Landing



The landing and inner landing has two radiators leading to a toilet with wash basin with tiled splashback. NB. Potential for a shower room.



The Master Bedroom

16'3" x 16'2"



Featuring original Victorian cast iron fireplace with wooden surround.

Corniced ceiling and ceiling rose. Two radiators. Sash window with wooden internal shutters.

TV point, two radiators. Hand wash basin.

Door to bathroom.



The Bathroom

13'3" x 6'11"



A spacious and beautifully appointed room comprising panelled bath with mixer/shower tap and Triton shower. Corniced ceiling with internal window shutters and ceiling roses. Original sash window. Tile effect laminate flooring. Pedestal wash basin, W.C. and radiator. Enclosed storage/airing and cylinder cupboard with immersion heater. Inter-connecting doors to main bedroom and landing.



Bedroom number two

14'3" x 10'9"

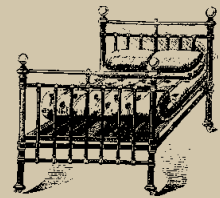


- F*eaturing original Victorian cast iron fireplace with wooden surround.
- Fitted cupboards and shelves built into recesses.
- Sash window with wooden internal shutters.
- Corniced ceiling. Radiator. Telephone point.



Bedroom Three

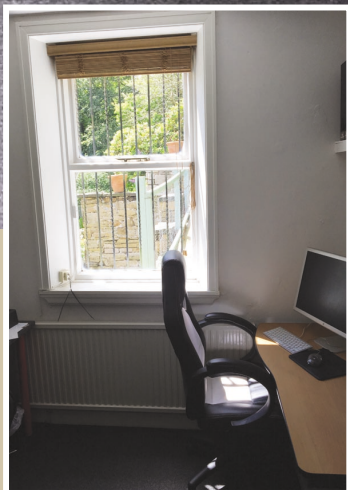
13'0" x 8'6"



Featuring small cupboard and pedestal wash basin with tiled splashback. Radiator. Access to double loft space. Georgian sash window and wooden shutters. Victorian fireplace with cast iron surround.

The Office (Fourth Bedroom)

11'4" x 9'6"



Formerly used as a bedroom and play room and now used as a home office, featuring an alcove with multi-fuel wood burner.

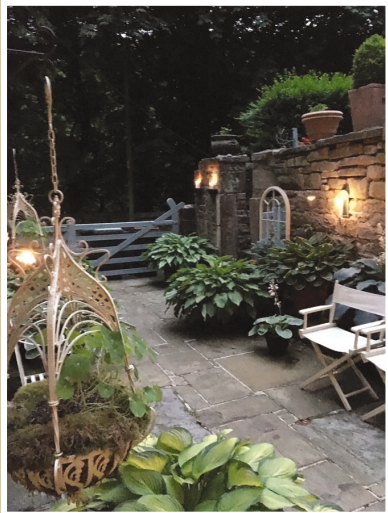
Radiator, TV and telephone points.



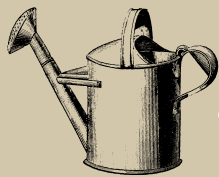
The Night Garden



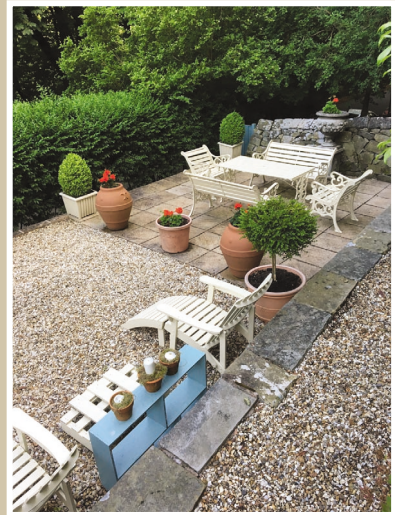
Relax and enjoy many truly stunning outdoor candlelight summer evenings.



The View from the Top Garden



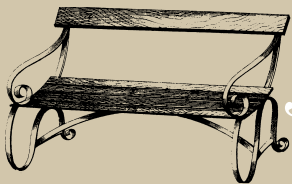
A favourite spot ...not because of the garden but the vista of Kinder Low End.*



*Though in the opposite direction less than 100 yards away there is of course The Sportsman Public House.



The Patio



And finally the contemplation patio with dedication benches to our parents.

