







### Features

- Stunning Detached Farmhouse Property
- Breathtaking Country Views
- Stables, Tractor Shed & Approx 4 Acres of Grazing Land
- EPC D & Council Tax F
- Stylish Interior with Four Bedrooms & Two Bathrooms
- No Onward Chain



**\*\* SEE OUR 3D VIRTUAL TOUR \*\*** A stunning detached farmhouse property, surrounded by rolling, open countryside, enjoying far reaching views and offering extended, recently refurbished living space, all appointed to the highest standard throughout. This stylish home briefly Includes a cosy lounge with wood burning stove, a snug or study with an open fireplace, a superb refitted 20 ft farmhouse kitchen with an AGA and Quartz tops and a laundry room/wc. On the first floor there is a 19ft master bedroom with skylights and an en-suite shower room, three further bedrooms and the main bathroom which also has a separate shower cubicle. Outside the property has gated parking space for a number of cars, cottage gardens, stables, tractor shed and approx 3.5 acres of adjoining grazing land. Energy Rating D





From our office on High Street West continue in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and on into Charlesworth where the road changes to Marple Road. Proceed through Chisworth, down the dip at Chew Wood and then turn left onto Sandy Lane. After a short distance turn right onto a lane which leads upto High Ash House on the right.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.