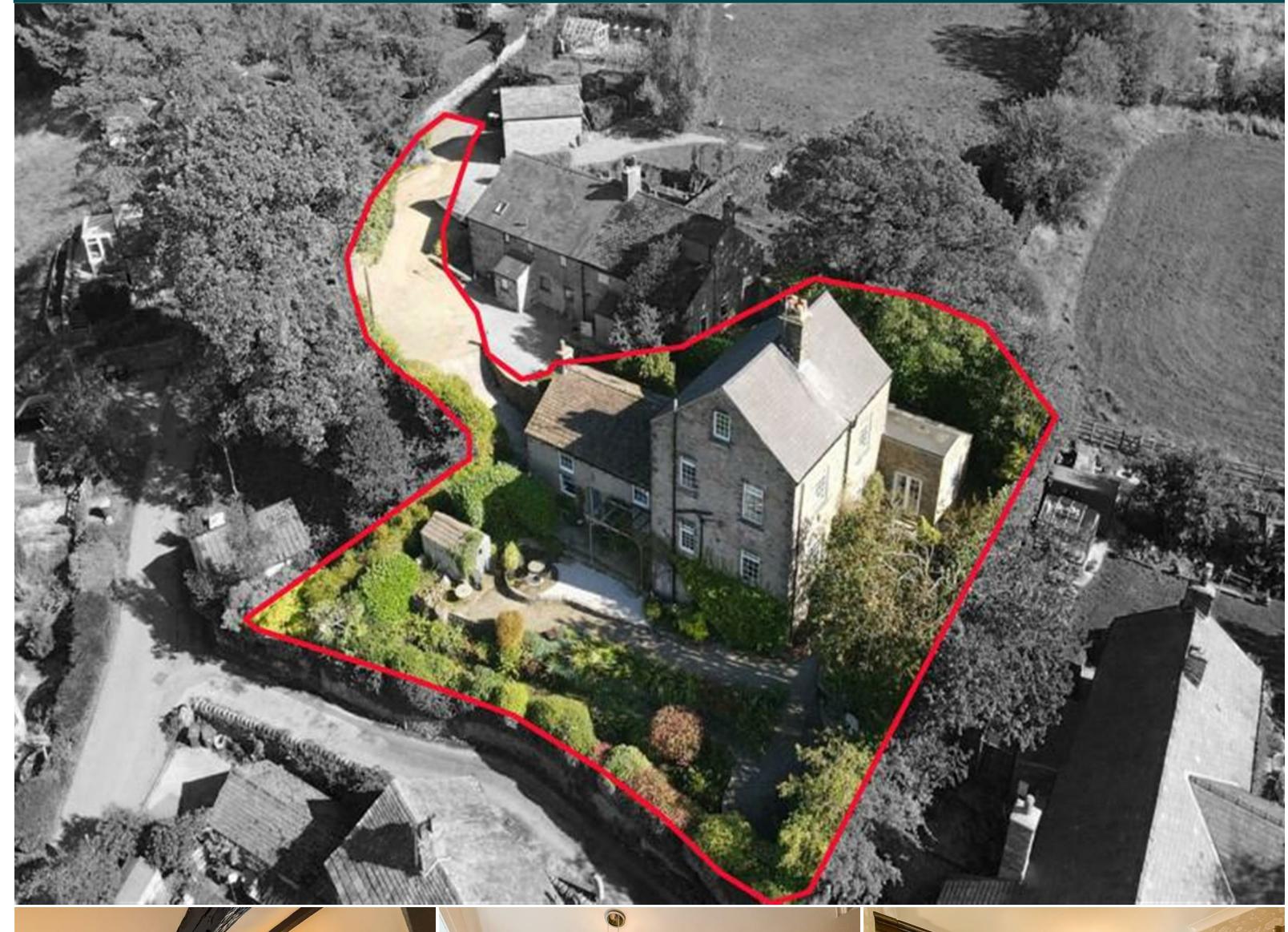




MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and 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.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



****NO ONWARD CHAIN**** A magnificent 17th/19th century DETACHED home with a MODERN ATTACHED ANNEXE, occupying an elevated position in the picturesque hamlet of The Wash, just 6 miles from Buxton and 1.5 miles from Chinley Station, with direct trains to Manchester and Sheffield. The property enjoys stunning countryside views and is beautifully presented throughout. The accommodation offers four reception rooms, five bedrooms and four bathrooms, combining period character with contemporary living. Externally, the property features well maintained gardens, AN INTEGRAL DOUBLE GARAGE AND AMPLE OFF-ROAD PARKING.

"Brookcliff House" and "Brookcliff Cottage" form a magnificent Georgian residence, originally constructed in the 19th century, incorporating an integrated 17th century chapel. The property enjoys an elevated position in an idyllic setting within the sought after conservation area of The Wash, on the edge of the Peak District National Park, surrounded by scenic countryside with views towards South Head and Eccles Pike. The property has been tastefully restored by the current owners and retains much of its original character and period features, including oak beams, fireplaces and decorative coving. The accommodation currently comprises a welcoming reception hall and an impressive 553.92 sq ft living room, originally one of the first Quaker chapels in the area, featuring A frame beams and a magnificent stone fireplace. There is also a fitted breakfast kitchen with granite worktops and integrated Neff appliances, a dining room, and a ground floor WC. To the first floor is a spacious landing, two double bedrooms with an en suite to the principal bedroom, a fitted dressing room, and a family bathroom. The second floor provides two further double bedrooms and an additional bathroom. To the lower ground floor there is a utility room, integral garage, store room, and a cellar workshop. In addition to the main house, there is an attached self contained annexe known as Brookcliff Cottage, which can be accessed both privately and internally from the main house. The cottage features an entrance hall, open plan living kitchen area, double bedroom, and en suite shower room. Externally, the property offers well maintained gardens with mature borders, a pond, and ample off road parking.

HALLWAY

23'3 x 6'11 (7.09m x 2.11m)

Timber entrance door, two radiators, Georgian solid oak flooring, and stairs to the lower ground floor and first floor.

LIVING ROOM

17'11 x 30'11 (5.46m x 9.42m)

Five uPVC double glazed windows, gas fire, two radiators, two double glazed Velux windows, and exposed beams.

KITCHEN

14'11 x 18'9 (max) (4.55m x 5.72m (max))

Three uPVC double glazed windows, fitted wall, base and island units with a granite worktop over, five ring gas hob, integral oven and grill, stainless steel 1.5 bowl sink with drainer, integral fridge, freezer, dishwasher, radiator, and Georgian solid oak flooring.

DINING ROOM

14'11 x 14'11 (4.55m x 4.55m)

uPVC double glazed double doors, log burner, radiator, and Georgian solid oak flooring.

WC

WC, wash basin with a mixer tap over, radiator, and Georgian solid oak flooring.

FIRST FLOOR LANDING

Two uPVC double glazed windows, radiator, and stairs to the second floor.

BEDROOM ONE

14'10 x 14'11 (4.52m x 4.55m)

Two uPVC double glazed windows and a radiator.

EN SUITE

6'7 x 4'10 (2.01m x 1.47m)

Enclosed shower cubicle with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, fitted mirrored cabinet, ladder style radiator, and wood effect flooring.

DRESSING ROOM

10'6 x 7 (3.20m x 2.13m)

uPVC double glazed window, radiator, and fitted wardrobes.

BEDROOM TWO

13'10 x 10'3 (4.22m x 3.12m)

Two uPVC double glazed windows, built in wardrobes, and a radiator.

BATHROOM

7'8 x 11'8 (2.34m x 3.56m)

uPVC double glazed windows, free standing roll top bath with a mixer tap over, walk in shower cubicle with a wall mounted shower fitment over, WC, pedestal wash basin, period style radiator, and wooden flooring.

SECOND FLOOR LANDING

BEDROOM THREE

15'1 x 15'3 (4.60m x 4.65m)

uPVC double glazed windows, radiator, and access to eaves storage space.

BEDROOM FOUR

7'6 x 15 (2.29m x 4.57m)

uPVC double glazed windows, radiator, and access to eaves storage space.

BATHROOM

5'10 x 5'6 (1.78m x 1.68m)

P shaped Jacuzzi bath with a shower fitment over, WC with a push flush, pedestal wash basin, ladder style radiator, and wood effect flooring.

UTILITY ROOM

13'11 x 12'7 (4.24m x 3.84m)

Wooden double glazed window, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dryer, radiator, wood effect flooring, and a built in cupboard housing the boiler and hot water cylinder.

INTEGRAL GARAGE

17'5 x 15'9 (5.31m x 4.80m)

Electric roller garage door, two windows, built in storage, light and power, and a stable door leading to the garden.

WORKSHOP

Light and power.

ANNEXE ENTRANCE HALL

Timber entrance door, built-in bookshelves, radiator, and skylight.

ANNEXE LIVING ROOM / KITCHEN

13'2 x 9'6 (4.01m x 2.90m)

uPVC double glazed double doors and window, fitted wall and base units, four ring electric induction hob, stainless steel sink and drainer with a mixer tap over, double glazed Velux window, and a radiator.

ANNEXE BEDROOM

13'4 x 8'6 (max) (4.06m x 2.59m (max))

uPVC double glazed windows, radiator, and a double glazed Velux window.

ANNEXE EN SUITE

10'9 x 6'3 (max) (3.28m x 1.91m (max))

Double glazed Velux window, enclosed shower cubicle with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, wall-mounted mirror, ladder style radiator, and wood effect flooring.

NOTES

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

What3Words Location: liberated.palaces.ecologist

DISCLAIMER

In accordance with the Estate Agents Act 1979, please note that this property is being sold on behalf of an employee or associate of Wright Marshall Estate Agents.

