



**GASCOIGNE
HALMAN**

Outram Way, Chinley, High Peak
Asking Price
£599,950.00

THE AREA'S LEADING ESTATE AGENCY



Situated in the desirable location, this executive detached house offers an exceptional opportunity to acquire a spacious family home. Presented to a high standard and extended to the rear, the property boasts four generously sized double bedrooms, including a master bedroom with an ensuite bathroom.

The accommodation comprises a kitchen diner with island unit and two well-proportioned reception rooms, featuring an impressive family room with bi-folding doors opening onto the garden. The integral garage has been part converted to create a useful utility room and maintained plenty of storage space.

Conveniently located, not only for access to the nearby countryside, but only a short walk to the Old Hall Inn and Paper Mill Inn, as well as being nearby to the village amenities and train station on the Manchester to Sheffield Line.

Property details

- Executive Detached
- Extended to Rear
- Four Double Bedrooms
- Ensuite to Master Bedroom
- Two Reception Rooms including Impressive Family Room
- Corner Plot
- Views up to Cracken Edge



About this property

In a little more detail, the property is entered into the spacious hallway with access door into the garage, staircase leading to the first floor and downstairs WC. The lounge is a dual aspect room with bay windows to the front and side looking up to Cracken Edge. The kitchen diner has a range of quality wall and base units in a Shaker style, with granite worktops over, integrated appliances and an island unit providing additional storage. There is space for a dining table, double doors open into the garden and the room opens into the impressive family room with bi-folding doors to the rear, skylight windows and doorway into the utility room.

The first floor has the landing with double glazed overlooking the garden and useful storage cupboard, bedroom one with windows to the front and rear allowing plenty of natural light and an ensuite shower room complete with WC, wash basin and shower with glass screen and tiled splashbacks. There are three further bedrooms which are all comfortable double bedrooms which offer views to the front and side. Bedroom three has access to the partially boarded loft for storage via a loft ladder. These bedrooms are served by the family bathroom comprising, WC, wash basin in vanity unit, bath and separate shower cubicle with glass screen, all complimented by tiled splashbacks.

Externally there is off road parking for two cars to the front, on the driveway providing access to the garage. The front and side gardens are predominately gravelled with flowerbeds. The rear garden has been landscaped and provides a relatively low maintenance space with various seating area, flowerbeds and gravelled areas for pot plants, all enclosed by timber fencing and stone walling.











DIRECTIONS

SK23 6EQ

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

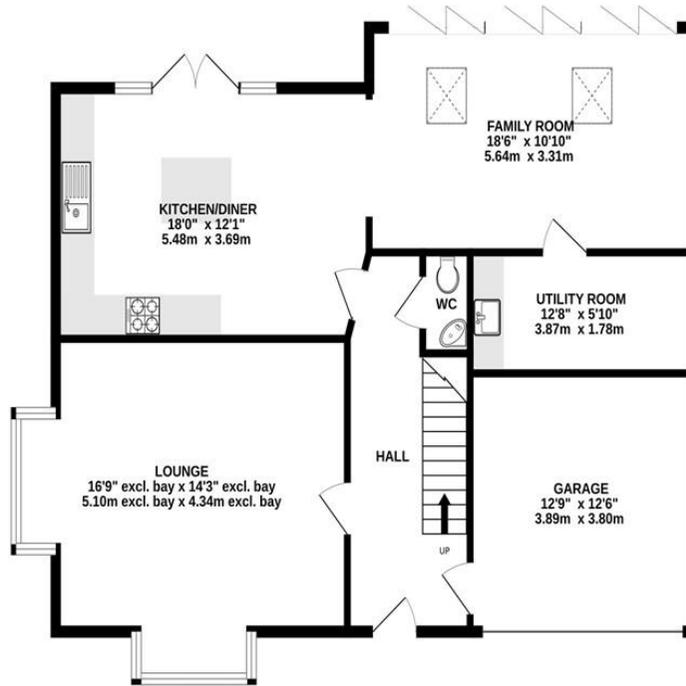
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

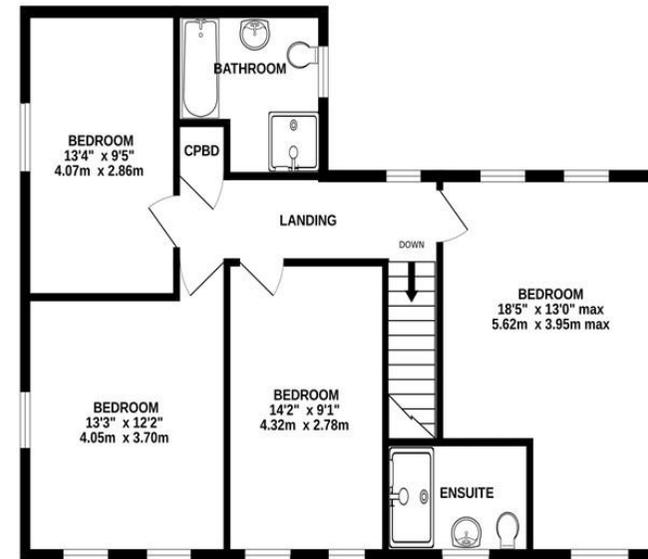
No

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GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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