



Spire Hollins Farm Long Lane

Combs, High Peak, SK23 9UT

Guide price £795,000



"There is something about the village that makes you feel at home" Unknown

GUIDE PRICE £795,000 - £825,000

A truly exceptional 16th-century property, beautifully positioned within a sought-after Peak District village and enjoying breath-taking panoramic countryside and reservoir views. Spire Hollins Farm, dating from circa 1648, is an imposing and characterful detached farmhouse offering beautifully presented accommodation, stunning gardens and an impressive range of traditional outbuildings, including a Grade II-listed stone barn and Shippens. Combining historic charm with spacious modern living, together with excellent village amenities nearby.



Denise White Estate Agents Comments

Spire Hollins Farm is an exceptionally rare and distinguished detached stone property, believed to date from circa 1648, offering an outstanding blend of historic character, period charm and beautifully presented living. Set within a highly desirable Peak District village and surrounded by some of the area's most spectacular countryside, this remarkable home enjoys a wonderful sense of peace, privacy and tranquillity, together with far-reaching panoramic views that can be appreciated from both the house and its beautifully maintained gardens.

Impressive from the outset, the property retains a wealth of original features, seamlessly combined with spacious and thoughtfully arranged accommodation. The generous living spaces are complemented by three well-proportioned double bedrooms, whilst the elevated sun terrace provides an exceptional setting from which to enjoy the ever-changing rural landscape and stunning reservoir views.

Further enhancing the appeal is an impressive collection of traditional outbuildings, including a substantial Grade II-listed stone barn, together with shippens. Offering excellent space and several potential uses subject to relevant permissions, these buildings add considerable versatility and further underline the unique character of this exceptional property.

Outside, the beautifully established gardens, flowering borders, traditional cobbled approach and sun terrace create an idyllic setting in which to relax, entertain and fully appreciate the surrounding Peak District scenery.

Ideally situated for the amenities of the village of Combs, including an excellent pub serving food and a highly regarded local school, with further facilities available within easy reach in nearby towns, Spire Hollins Farm combines the tranquillity of rural living with everyday convenience.

A truly special and individual home of considerable charm, history and distinction, offering an exceptional lifestyle in one of the Peak District's most desirable settings. An early viewing is strongly recommended to fully appreciate the remarkable character, accommodation, outbuildings and breathtaking setting this unique property has to offer.

Location

Combs is a picturesque and highly sought-after Peak District village, surrounded by beautiful rolling countryside, open moorland and the stunning Combs Reservoir. Steeped in history, the village retains a charming traditional character, with attractive stone properties, a village school, community facilities and the popular Beehive Inn providing an excellent focal point for village life.

Ideally positioned just over a mile from Chapel-en-le-Frith and within easy reach of Buxton and Whaley Bridge, Combs offers an enviable blend of peaceful rural living, strong community spirit and convenient access to local amenities, whilst providing exceptional opportunities for walking and enjoying the spectacular Peak District landscape.

Stone Barrelled Entrance 18'4 x 9'1 (5.59m x 2.77m)

Timber front entrance door with two windows to front. With flagstone flooring and exposed stone walls. Radiator. Coat hanging space. Wall light. Door off leading to: -

Cloakroom 8'2 x 7'9 (2.49m x 2.36m)

With Wc and wash hand basin. Radiator. Door leading to further storage area.

First Floor. Living Accommodation.

Living Room 18' x 13'3 (5.49m x 4.04m)

Wood effect laminate flooring. uPVC window to front. Alcove shelving. Two radiators. Multi fuel log burning stove with stone surrounded. Ceiling light. Three wall lights. Open plan onto: -

Sitting Room 18'1 x 8'9 (5.51m x 2.67m)

Wood effect laminate flooring. uPVC windows to front side and rear. uPVC patio doors leading onto the garden. Two radiators. Four wall lights.

Dining Room 15'1 x 11 (4.60m x 3.35m)

Exposed wooden floorboards. Half decorative panelled walls. uPVC window to front . Radiator. Ceiling light. Wall light. Exposed ceiling beams. Under stairs storage. Stairs off leading to upper level.

Dining Kitchen 18'1 x 9'9 (5.51m x 2.97m)

Fitted with the quality range of contrasting handmade wall and base units with drawers and display cabinets and shelves with Quarts worksurface over incorporating inset Belfast style sink with mixer tap and drainer. Tiled splashback. Integrated fridge freezer. Eye level Smeg electric oven, grill and warming plate. Five ring induction hob. Further dresser style unit with drawers, cupboards, shelving and display units. Space for dining table with built-in bench seating. uPVC window to front uPVC window to rear. Wood effect flooring.

Utility 9'11 x 5'1 (3.02m x 1.55m)

Worksurface with space below for white goods, including space and plumbing for washer dryer and dishwasher. Radiator. uPVC windows to side and rear. uPVC stable rear door. Exposed stone wall.

Second Floor Landing

Carpet flooring. Half decorative wooden panelled walls. Iron balustrade. uPVC window to rear. Wall light. Doors off leading to: -

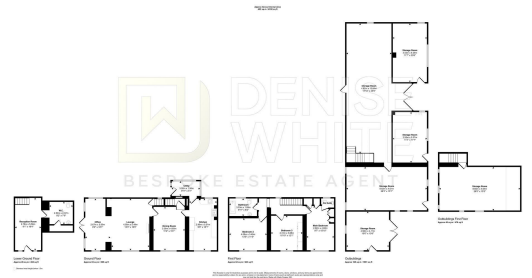
Bedroom One 15'10 x 9'7 (4.83m x 2.92m)

Carpet flooring. Radiator. uPVC window to front. Two Fitted wardrobes. Exposed ceiling beam.

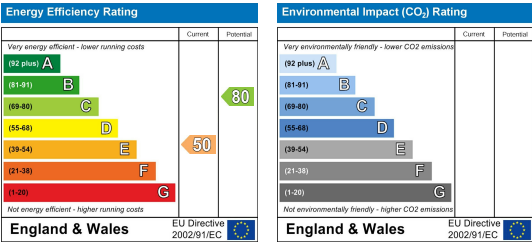
Area Map



Floor Plans



Energy Efficiency Graph



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