



- A Spacious Three / Four Bedroom Detached Bungalow
- Approx. 11 Acres In All ● Ideal for the Equestrian Enthusiast
- Range of Stabling, Tack Room, Barn, c. 40m x 20m Manège and Excellent Outriding
- Generous Driveway, Garage and Formal Gardens with Outdoor Swimming Pool
 - Idyllic Location with Breathtaking Views, Surrounded by its Own Land
 - Offered For Sale With No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Chapel-en-le-Frith 6 miles • Buxton 12 miles • Bakewell 20 miles
Macclesfield 20 miles • Leek 24 miles • Sheffield 30 miles

A spacious 3/4 bedroom detached family home, set in just over 11 acres of gardens and grazing land, with excellent equestrian facilities and an outdoor swimming pool, in a stunning and peaceful location.

Ideal for the equestrian enthusiast the property boasts an impressive range of facilities including stabling, solarium, tack room, barn and manège. Excellent outriding is available with access to a bridleway network direct from the door. The property also offers ample vehicle parking, garaging, formal mature gardens, and an outdoor swimming pool, in a stunning position with wonderful views over the surrounding countryside. It is offered for sale with no upwards chain.

The property is located on the edge of Hayfield village through which the River Sett flows. This popular village offers a range of local amenities including a chemist, post office, hairdressers, greengrocers, general grocery store, primary school, art gallery, gift shop and several eateries.

This property has served the current owners as a comfortable family home for the past forty years, providing a superb, luxury lifestyle home and environment, and a base for their competition horses.

THE RESIDENCE

A comfortable 3/4 bedroom bungalow benefitting from majority double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into an **Entrance Hall** which has quarry tiled flooring, a wooden panelled ceiling and a window. Steps lead up into the **Main Reception Hall**. A door to the left turns into the **Kitchen / Breakfast Room** which has a range of fitted units with work surfaces, fitted breakfast bar, integral dishwasher, electric hob with extractor over, Beko electric oven and grill, plumbing for washing machine, double bowl sink with mixer tap with tiled splash back and tiled flooring. There is spot lighting to the ceiling and a window to the front elevation. A door leads off to a **Pantry** which has continuation of the tiled flooring, a window, and space for a fridge/freezer.

Double doors lead from the **Hallway** into the light, airy and spacious **Lounge**, which has a window and double doors overlooking the mature rear garden and land beyond. The focal point of the room is the log burner with tiled hearth and exposed stone wall/ chimney above. Double doors lead to the **Formal Dining Room/ Occasional Bedroom Four** which has a rear facing window and door leading into a **Sunroom** with laminate flooring, windows to three sides and doors leading out to the rear garden.

The bedrooms and bathrooms are arranged to either side of the bungalow, with the two main bedrooms accessed off the **Lounge**. **Bedroom One** has a rear aspect window, whilst **Bedroom Two** has a front aspect window. Both have a range of free-standing wardrobes (not fitted) which can remain. These two rooms are served by a **Jack and Jill Bathroom** comprising bath, shower in cubicle, wash hand basin and WC, with tank and airing cupboard, tiled floor and tiled walls, extractor, spot lighting to ceiling and a heated towel rail.





Located to the right of the **Hallway** via a **Side Hallway** with a double fitted wardrobe/cupboard is the **Third Bedroom**, which has a window to the side and access to loft space above. Completing the accommodation is a **Shower Room** with electric shower in cubicle, wash hand basin and WC, with dual aspect windows and tiled flooring.

OUTSIDE, OUTBUILDINGS & LAND

Assessed from a peaceful lane, crossing over a wooden bridge, the property is set in an elevated position above a small woodland area.

To the front of the property, there is an extensive driveway for multiple vehicle parking and room for a horse box/trailer. There is a **Detached Stone Garage** benefiting from power and lighting and two up and over doors, with an **Integral Workshop** which is accessed via a sliding door, and has a butler sink. Attached to the rear there is a **Tack Room** with **Adjoining Car Port**. There is also a stone **Boiler House / Second Tack Room**.

To the rear of the bungalow there is a paved patio, and formal mature gardens, offering stunning countryside views over the grazing land and countryside beyond. The garden is laid to lawn with established borders and mature trees and includes an **Outdoor Swimming Pool** (refitted in 2019, not heated), and a **Timber Shed** housing the pump and filter for the pool.

There is a stone wall to the rear garden boundary, and a post and rail fence to the left-hand boundary (with the paddock land beyond). To the right-hand side there is an area of woodland/ small paddock, which goes down to the river and beyond.



EQUESTRIAN FACILITIES

Accessed via gates to the side of the driveway there are the following equestrian facilities. **Stable Block** comprising **Four Stables** and further end **Pony Stable**, currently utilised as **Solarium** (with solarium in-situ), benefitting from a water supply, power and lighting,

Barn with Monarch Internal Stables. A central rotating wall allows for use as **One Large Mare and Foal Stable** or **Two Individual Stables**, benefitting from a water supply, power and lighting,

Manège approx. 40 x 20 m with a rubber surface and post and rail surround.

The Land lies to the sides and rear of the property, and offers a range of flat, gently sloping and some sloping, grazing pasture which has been used for horses in the past.



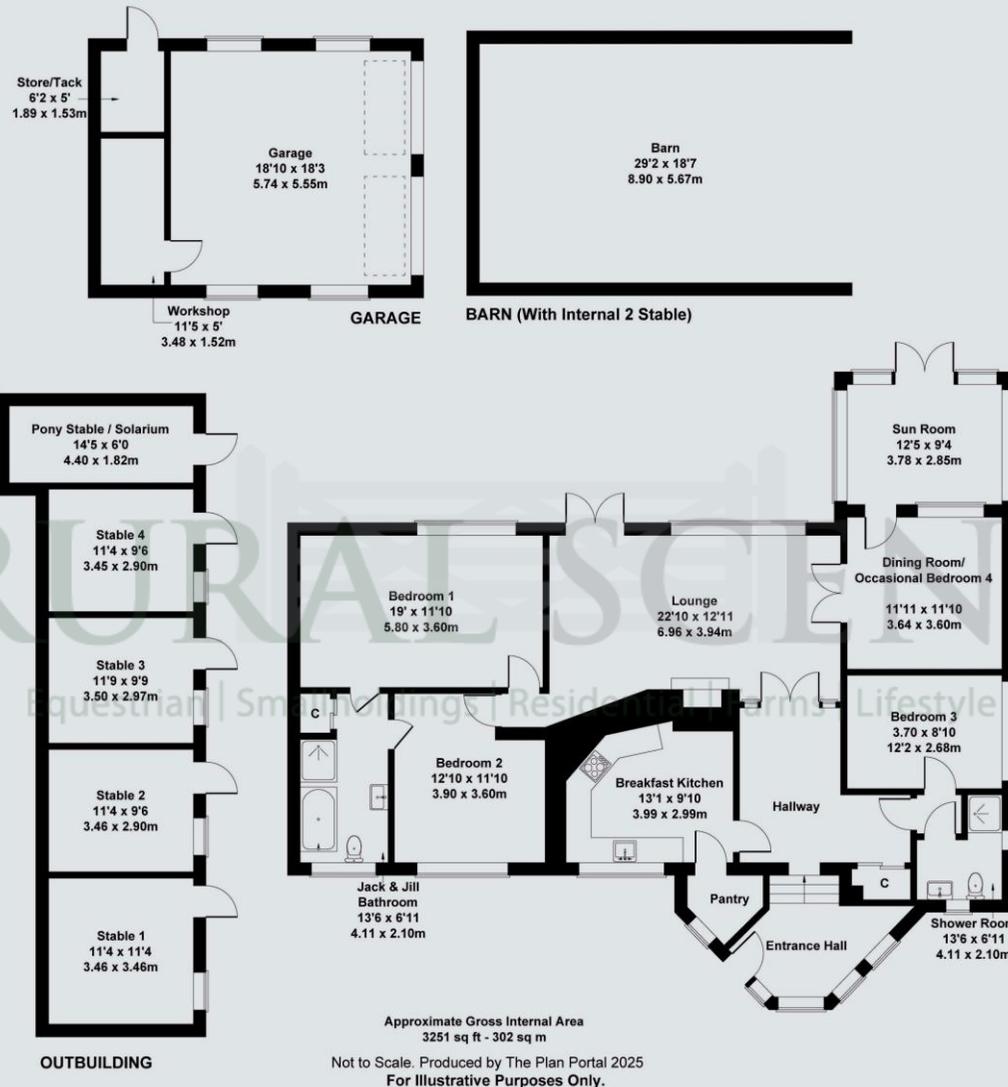
IN ALL APPROX. 11 ACRES
(About 4.5 Hectares)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

HIGH PEAK BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX G

DIRECTIONS

From Derbyshire Level turn left onto the A624 and after approx. 3 miles, turn left onto Church Street, then right onto Bank Street. Continue straight onto Kinder Road and after about ½ mile turn right towards Edale Road, turn left, onto Edale Road, then turn right, keep left and go over the bridge and follow signposts for "Kinderstones". There is no for sale board

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