



Part Exchange
Considered

Higher Gorsty, The Wash
Chapel-En-Le-Frith, High Peak, SK23 0QL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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A Beautifully Reimagined Period Farmhouse set within the Stunning Sweeping Derbyshire Countryside, offering Luxury Living, Breath-Taking Views and Exceptional Outdoor Space. Designed to an Impeccable Standard, this Remarkable Home Delivers a Rare Blend of Character, Privacy and Contemporary Elegance.

Set within one of Derbyshire's most dramatic and picturesque landscapes, this exceptional semi-detached farmhouse, built in the 1990's in The Wash, Chapel-en-le-Frith, offers a rare blend of period charm and contemporary luxury. Designed and comprehensively renovated in 2017 by the present owners, the home has been crafted with meticulous attention to detail, creating an elegant retreat that perfectly suits those seeking refined living, outstanding outdoor space and a peaceful rural lifestyle. From the moment you arrive, the property's sense of privacy and grandeur becomes immediately apparent. A sweeping tree-lined driveway leads to the first set of electric gates, opening to reveal manicured lawns and mature planting. A second set of gates then welcomes you into a generous parking area capable of accommodating five vehicles without compromising the spectacular panoramic views towards South Head and the surrounding High Peak countryside.

Stepping inside, a beautifully appointed dining hall sets the tone for the home's exceptional interior. Porcelain flooring with underfloor heating, recessed lighting and kitchen and living room hardwood double-glazed stone mullion windows create an atmosphere of understated luxury, while a part-stone feature wall adds warmth and character. To the left of the dining hall's entrance, a handcrafted European oak spiral staircase with powder-coated wrought-iron balustrade rises elegantly to the first floor, designed to be removable should a lift ever be preferred. The home flows effortlessly into a magnificent open-plan kitchen and dining area, designed for both culinary excellence and relaxed entertaining. Stone mullion windows frame views of the rear garden, while Quartz worktops, white Shaker cabinetry and a central island provide a refined aesthetic. The kitchen is equipped to an exceptional standard, including hide-and-slide ovens, a Neff gas hob, Miele dishwasher, Beko wine fridge, Samsung French-door chrome fridge-freezer, heat-drawer combination microwave, Neff steam oven, Candy fridge-freezer, two sinks including a Quooker hot tap, pop-up sockets with USB, a breakfast cupboard and extensive storage. Underfloor heating runs throughout the porcelain tiled open-plan areas, and a remote controlled efficient gas fire forms a striking focal point for the sitting room space. French doors open directly onto a spectacular 100m² sunken stone patio, creating an idyllic setting for alfresco dining, summer gatherings and outdoor living.

Practicality is equally well considered, with a utility room offering plumbing for laundry appliances and a stylish downstairs cloakroom finished with Quartz surfaces, contemporary fittings and porcelain flooring. A boot room accessed from the dining hall provides excellent storage with coat hooks, shelving and a durable tiled floor. From the kitchen, a mahogany and glazed internal door leads to a carpeted, short set of four stairs, rising to a breathtaking vaulted living room. Exposed oak beams, multiple stone mullion windows and a contemporary Scandinavian cast-iron log burner create a dramatic yet inviting space filled with natural light. Off this impressive room lies a spacious second bedroom, complete with dual-aspect windows, bespoke fitted wardrobes, dressing table, loft access and a beautifully finished en-suite featuring a rainfall shower, high-gloss vanity and elegant tiling.





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The entire upper floor is dedicated to a luxurious master suite, offering dual-aspect views towards South Head, Mount Famine and Kinder Scout. This serene retreat includes extensive fitted wardrobes, a dedicated dressing area and a porcelain-tiled en-suite with a large walk-in shower, his-and-hers sinks, freestanding bath, electric underfloor heating and a private sauna. A third bedroom, could be utilised also as a nursery or office, features a large picture window overlooking Castle Naze and a charming Juliette balcony. This room can be extended by adjusting the wardrobe configuration within the dressing area, offering flexibility for future needs. The family bathroom provides a spa-like experience with a corner bath, twin-basin mirrored vanity, walk-in rainfall shower, double sauna, underfloor heating and fully tiled surfaces. The landing is equally impressive, with walnut veneer wardrobes, shoe storage, a seating area, airing cupboard and loft access.

The grounds surrounding the home are truly exceptional. Mature borders, perennial shrubs, hedges and lawned areas create a tranquil and beautifully landscaped environment, while a woodland area sits to the rear. The estate includes a large timber-built office and garden cabin fitted with heating, power, Wi-Fi and a dedicated comms cabinet, making it ideal for home working. Outdoor decking seating area alongside this, perfect for entertaining and includes a outdoor TV. A plant room for the underfloor heating equipment, also offers storage for cushions and other useful patio area accessories. A large covered outdoor dining area with infra-red heating, a decked terrace with tempered glass balustrade, plumbed sink and BBQ space further enhance the outdoor lifestyle. The wrap-around garden enjoys sunshine throughout the day and offers uninterrupted views in every season. A children's bark-chipped play area remains with the property, adding to its family-friendly appeal, while two timber stores, a thriving vegetable garden with established fruit trees, and a greenhouse serviced by both water and electricity beautifully complete the grounds.

The property sits within approximately 1.5 acres, with the option to acquire an additional 3.5 acres comprising a paddock, arboretum, conservation woodland and storage yard. Additional land is ideal for parking a motor home or caravan. The home also benefits from a NIBE F2040 air-source heat pump, high-speed fibre broadband, propane heating and integrated Sonos speakers throughout the kitchen, living room and garden.

The loft is a fully boarded space providing substantial storage space with easy access.

Chapel-en-le-Frith, known as the "Capital of the Peak District," is a thriving market town offering a welcoming community, independent shops, cafés, traditional pubs, supermarkets, leisure facilities and highly regarded schools. The surrounding area is rich with walking routes, historic landmarks and natural beauty, including Castle Naze, Kinder Scout, Mam Tor, the Goyt Valley and the charming villages of Chinley, Hayfield and Buxton. Transport links are excellent, providing easy access to Manchester, Sheffield and major road networks.

This remarkable home combines architectural charm, modern luxury and breathtaking outdoor space in a way few properties can match.







Key Features:

- Grand tree-lined private driveway with dual electric gates leading to extensive parking and uninterrupted panoramic views across South Head
- Spectacular open-plan kitchen and dining space with Quartz worktops, Porcelain flooring, Premium appliances, Underfloor heating and an efficient, remote controlled gas fire.
- 100m² sunken stone patio with wrap-around gardens, offering all-day sunshine and exceptional alfresco living with breathtaking Derbyshire scenery
- Magnificent vaulted living room featuring exposed oak beams, stone mullion windows and a contemporary cast-iron log burner
- Luxurious master suite occupying the entire upper floor, complete with dual-aspect views, dressing area, walk-in shower, freestanding bath and private sauna
- Large timber-built garden office and cabin with heating, power, Wi-Fi, comms cabinet and an undercover dining terrace with infra-red heating
- Beautifully landscaped grounds including a children's playground and extending to 1.5 acres, with the option to acquire an additional 3.5 acres including paddock, arboretum and conservation woodland

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2395 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Dining Area
5.44m x 3.14m

Sitting Area
7.14m x 2.61m

Kitchen
7.41m x 3.48m

WC
2.03m x 2.07m

Utility
2.03m x 2.21m

Boot Room
2.27m x 1.55m

Living Room
6.04m x 5.87m

Bedroom Three
2.85m x 3.94m

Bathroom
2.85m x 1.83m

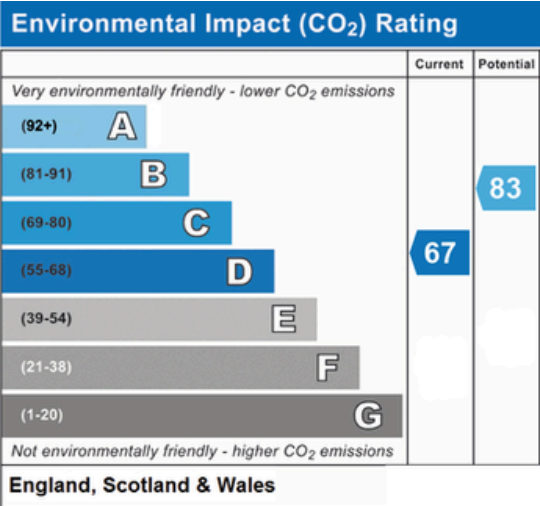
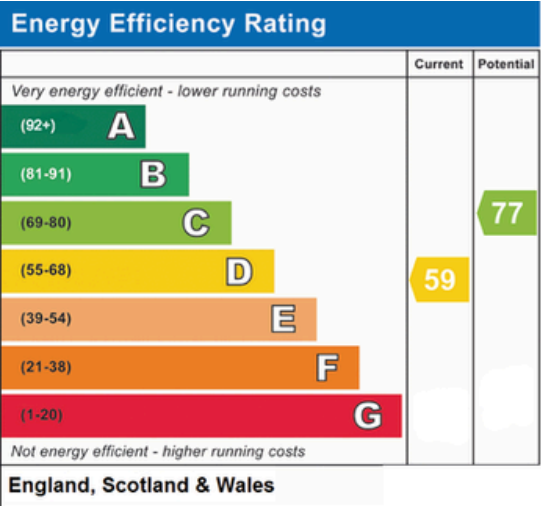
Bedroom One
3.89m x 5.87m

Bathroom
3.54m x 2.89m

Bedroom Two
2.91m x 1.93m

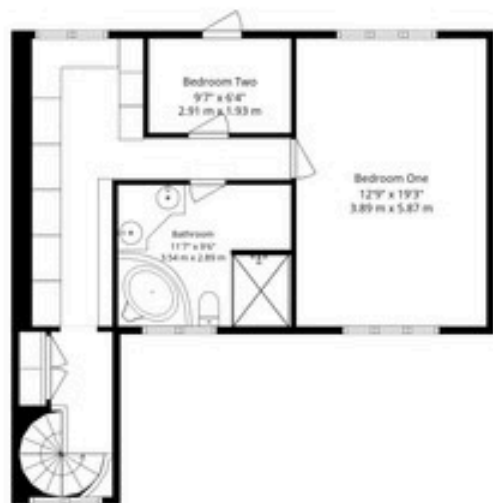
Garden Room / Office
3.73m x 4.57m

Covered Patio
4.07m x 3.66m

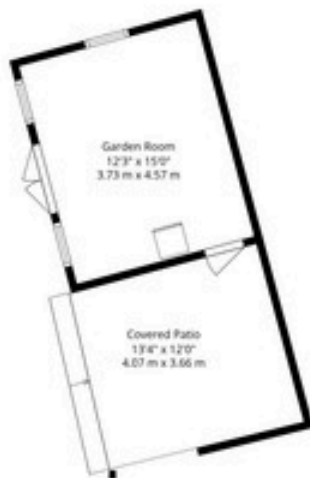




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



First Floor



Garden



Ground Floor

Total: 2395 sq. Ft, 223 m2

Ground Floor: 1536 sq. Ft, 143 M2, First Floor: 674 sq. Ft, 63 M2, Garden: 185 sq. Ft, 17 m2

Excluded Areas: Covered Patio: 161 sq. Ft, 15 M2, Walls: 193 sq. Ft, 17 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Accurate To 97%.



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