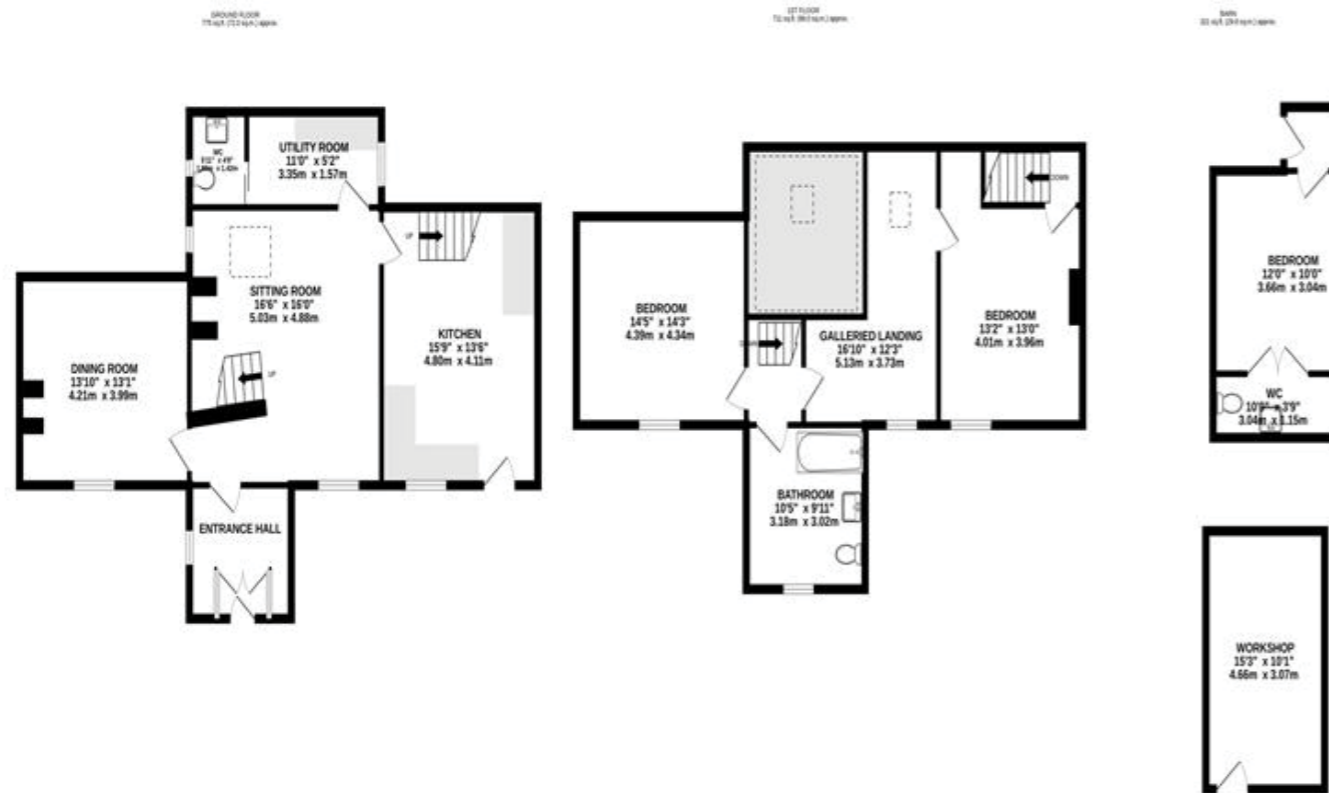


CHINLEY HEAD FARM

Hayfield Road, Chinley

£495,000



TOTAL FLOOR AREA: 1807 sq.ft. (167.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge

15, Market Street, WHALEY BRIDGE SK23 7AA

01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



A rare CHARACTER 17TH CENTURY GRADE II LISTED FARMHOUSE which is discreetly hidden from the road and offers so many HISTORIC FEATURES including STONE FIREPLACES. The property has TWO RECEPTION ROOMS, breakfast kitchen, GALLERY LIBRARY above the sitting room and two bedrooms. There is an additional STONE BARN ANNEXE, gardens, gated PARKING AND VIEWS.

GASCOIGNE HALMAN

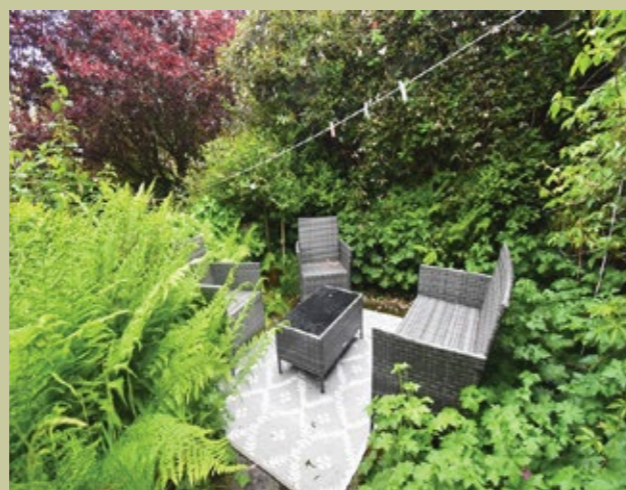
- STONE DETACHED FARMHOUSE BUILT CIRCA 1620
- FULL OF ORIGINAL CHARACTER FEATURES INCLUDING FIREPLACES, MULLION WINDOWS AND GALLERY
- ADDITIONAL SMALL STONE DETACHED BARN/ANNEXE
- TWO RECEPTION ROOMS, GALLERIED LIBRARY AND BREAKFAST KITCHEN

- TWO DOUBLE BEDROOMS AND A BATHROOM
- GARDENS, GATED DRIVEWAY PARKING AND VIEWS
- LOCATED BETWEEN PICTURESQUE HAYFIELD AND CHINLEY WITH SHOPS, CAFES, PUBS/RESTAURANTS AND SCHOOLS
- A TRULY UNIQUE DETACHED HOME

£495,000

CHINLEY HEAD FARM

Hayfield Road, Chinley



A rare CHARACTER 17TH CENTURY GRADE II LISTED FARMHOUSE which is discreetly hidden from the road and offers so many HISTORIC FEATURES including STONE FIREPLACES. The property has TWO RECEPTION ROOMS, breakfast kitchen, GALLERY LIBRARY above the sitting room and two bedrooms. There is an additional STONE BARN ANNEXE, gardens, gated PARKING AND VIEWS. A unique historic grade II listed stone detached cottage farmhouse believed to have been built circa 1620 with views. Any potential purchaser looking for a quirky and unique property, Chinley Head Farm will not disappoint. The property was believed to be the local public house in the 17th Century and provides unusual quaint characterful

accommodation with exposed beams, exposed stone work, mullion windows and exquisite stone fireplaces. In addition to the farmhouse accommodation there is an established converted stone barn which provides small occasional annex living. The accommodation to Chinley Head Farm provides an entrance porch and reception hallway, sitting room with vaulted beamed ceiling incorporating an impressive galleried library/study, dining room with an impressive stone fireplace, breakfast kitchen with Rayburn, utility/store room and cloaks/W.C. The first floor offers two double bedrooms, bathroom and galleried library/study area. Although the property has a semi rural location with views over the mature hedging of the surrounding Peak District countryside it has easy access

to Hayfield and Chinley with shops, cafes, restaurants/ public houses, walks from the door step and excellent public transport links to major towns and cities.

LOCATION

Set amid the rolling hills of the Peak District National Park, Hayfield is an ideal and sought after location which is within close proximity to the scenic Kinder, Fernilee and Errwood reservoirs. The attractive village has a good selection of shops, public houses, cafes, restaurants, primary school and walks from your doorstep. There are good commuter links to Manchester and the surrounding towns by both rail and bus. Manchester International Airport is approximately 16 miles away, taking the A555.

DIRECTIONS

SAT NAV SK23 6AL

TENURE

FREEHOLD - This information is for guidance purposes only and has been provided by the seller **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 through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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