DENISE WHITE™
BESPOKE ESTATE AGENT

Spire Hollins Farm Long Lane, High Peak, SK23 9UT

Guide price £795,000

"There is something about the village that makes you feel at home"
Guide Price of £795,000 to £825,000

An exceptional 17th-century detached farmhouse, occupying an enviable position within a highly sought-after Peak District village and enjoying breath-taking panoramic views across the surrounding countryside and reservoir.

Dating from circa 1641, Spire Hollins Farm offers an impressive combination of historic character and spacious modern living. The beautifully presented accommodation is complemented by charming gardens and an excellent range of traditional outbuildings, including a Grade II listed stone barn and shippons. With wonderful views and village amenities close at hand, this is a rare opportunity to acquire a truly distinctive home in an exceptional setting.

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Denise White Estate Agents Comments

Occupying an enviable position within the highly desirable Peak District village of Combs, this remarkable home is surrounded by spectacular countryside and enjoys far-reaching panoramic views. Its peaceful setting and thoughtfully maintained gardens provide an idyllic backdrop for rural living.

Impressive from the outset, the farmhouse retains a wealth of original features, complemented by spacious and carefully arranged accommodation. The generous living areas are joined by three well-proportioned double bedrooms, while the elevated sun terrace provides the perfect place to enjoy the ever-changing landscape and striking reservoir views.

The property is further enhanced by an excellent collection of traditional outbuildings, including a substantial Grade II listed stone barn and former shippons. Offering considerable space and a variety of potential uses, subject to obtaining any necessary permissions, these buildings provide valuable versatility and add to the distinctive character of the property.

Outside, established gardens, colourful borders, a traditional cobbled approach and the elevated sun terrace create a delightful setting in which to relax, entertain and appreciate the surrounding Peak District scenery.

Spire Hollins Farm is conveniently placed for the amenities available within Combs, including a popular village pub serving food and a highly regarded local school. A wider range of shops, services and leisure facilities can be found in the nearby towns, allowing the property to combine the tranquillity of countryside living with everyday convenience.

This is a truly individual home of considerable charm and history, offering an exceptional lifestyle in one of the Peak District's most desirable settings. An early viewing is strongly recommended to appreciate fully its remarkable accommodation, traditional outbuildings and breathtaking surroundings.

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.

Why We LOVE it !!!

We love Spire Hollins Farm for its wonderful sense of history, breathtaking reservoir views and truly idyllic Peak District setting.

The character-filled farmhouse, beautiful gardens and traditional stone outbuildings create something increasingly rare: a home that feels peaceful and private while remaining connected to village life. Whether relaxing on the elevated sun terrace, entertaining in the garden or simply enjoying the ever-changing countryside, this is a home offering an exceptional lifestyle as well as a very special place to live.

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.

WC

Lino flooring. Low level WC. Electric heater. Freestanding oval wash hand basin with mixer tap over. With Quartz worksurface and windowsill. Storage cupboards below. Wall light.

Bedroom Two

13'5 x 11'5 (4.09m x 3.48m)

Carpet flooring. Radiator. uPVC window to front. Ceiling light.

Bedroom Three

12'1 x 10'10 (3.68m x 3.30m)

Carpet flooring. Radiator. uPVC window to front. Fitted wardrobes with matching 'Hammond's' built-in desk area and drawers. Radiator. Ceiling light. Exposed beam.

Family Bathroom

9'11 x 6'2 (3.02m x 1.88m)

Fitted with a modern and matching suite comprising from freestanding bath with wall mounted shower over. Low-level WC. Wash hand basin. Fully tiled walls. Heated towel rail. Ceiling spotlights. uPVC window to rear. Wood effect tiled flooring with underfloor heating.

Outside

The front of the property, there is shared driveway access, leading onto a private driveway providing off-road parking. Surrounding gardens including lawned area and flowerbeds within an array of mature bushes, shrubs and plants. The gardens extend the side and rear of the property with lawned areas and flower beds and terrace with fantastic views of the surrounding countryside. Cobbled access leading to the outbuildings.

Garage

15' x 13'6 (4.57m x 4.11m)

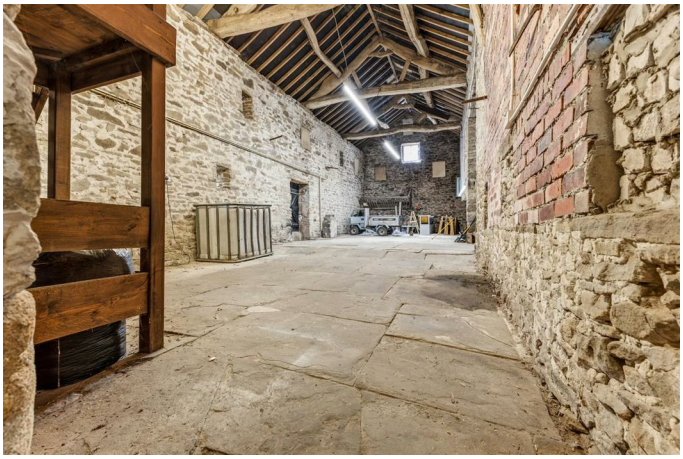
With double opening doors to front. Window to rear and side. Wooden door side. light and power.

Barn

28'3 x 15'1 (8.61m x 4.60m)

Stable opening door. Windows. Power and lighting. Oil tank.

Shippon
45'5 x 15'10 (13.84m x 4.83m)



Stone flagged flooring. Exposed stone walls. Ceiling lights. Exposed wooden beams. Stairs off leading to.

Shippon- First Floor
28'5 x 15'3 (8.66m x 4.65m)
Windows to front and side elevations. Exposed stone walls.

Store
17'7 x 11'8 (5.36m x 3.56m)

Store
20'6 x 11'7 (6.25m x 3.53m)

Agents Notes
Tenure: Freehold
Services: Mains Water. Mains Elec. Septic Tank. Oil Heating.
Council Tax: High Peak Band G

Please Note
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

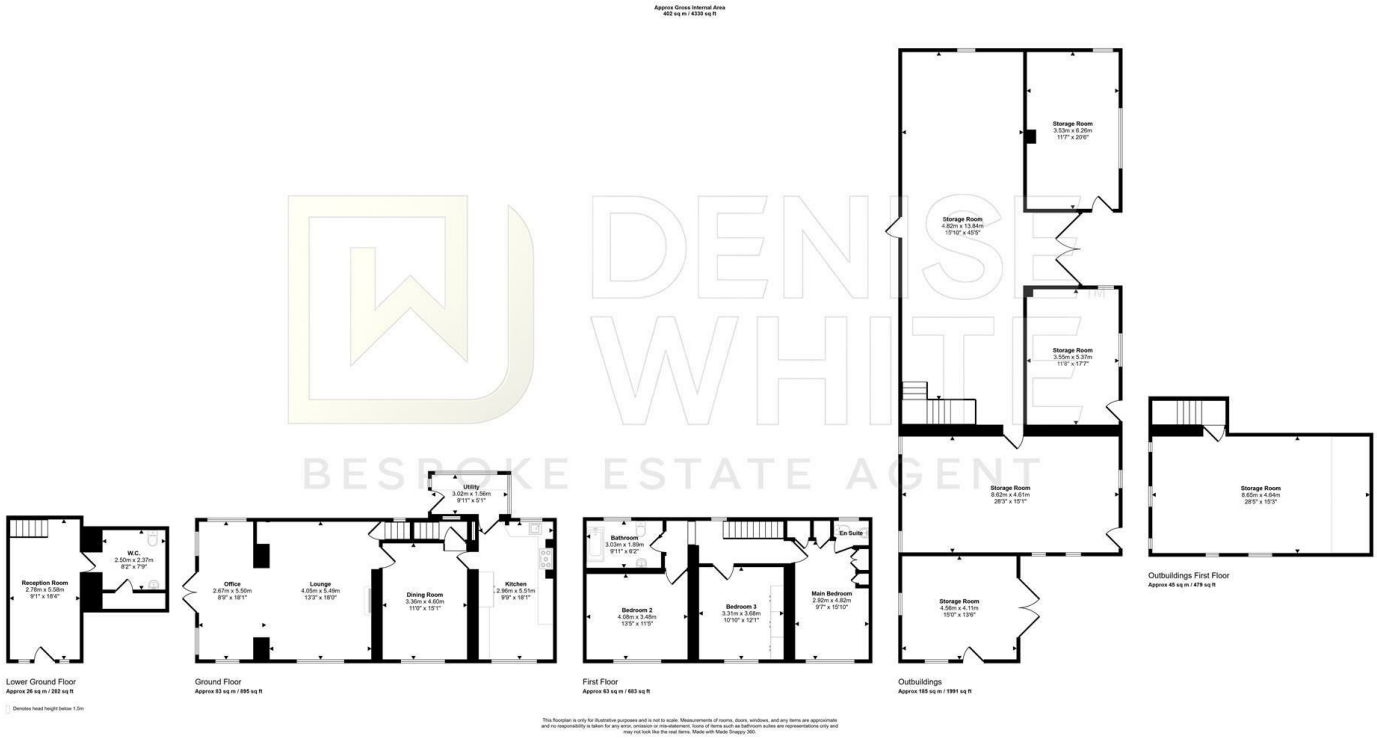
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

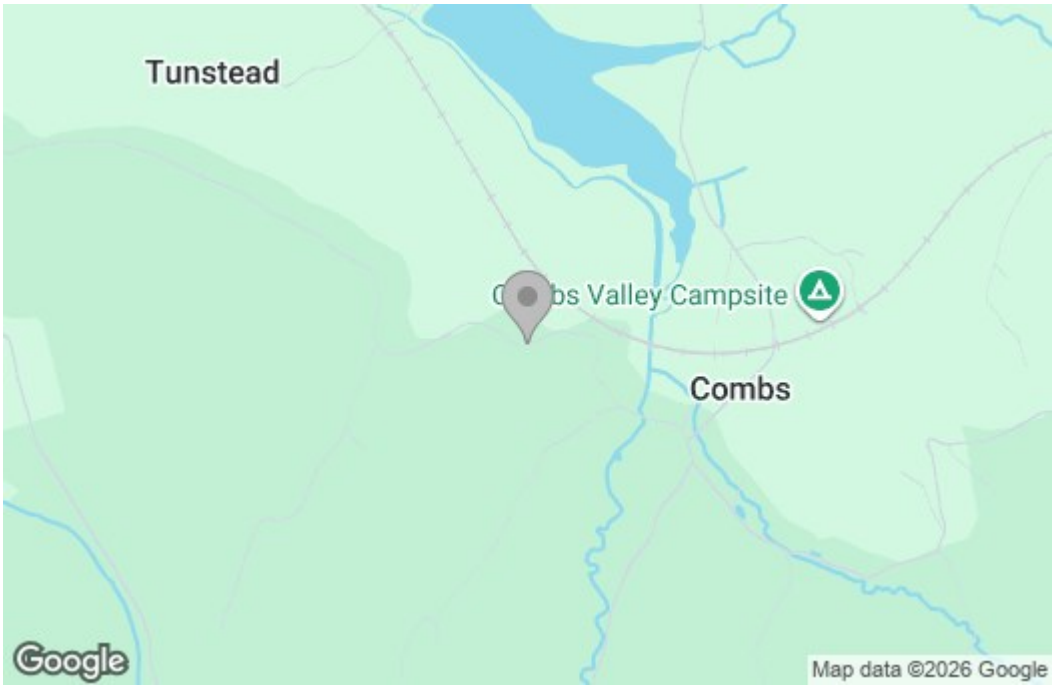
Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

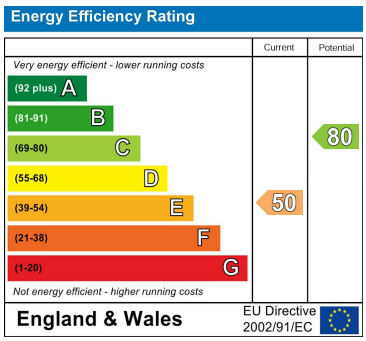
Floor Plan

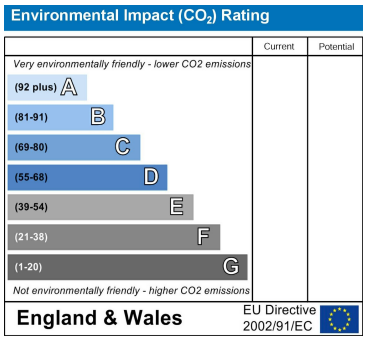


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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