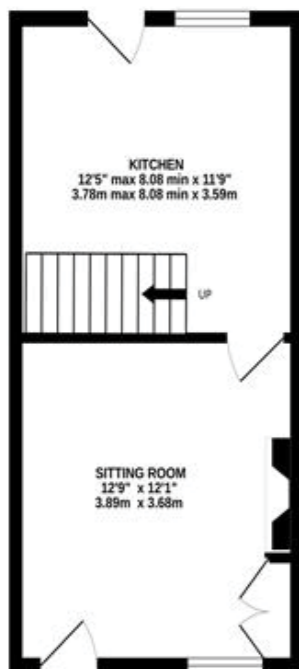


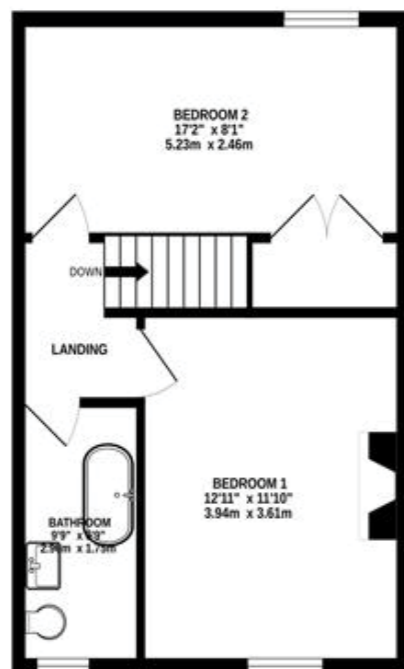
**115 KINDER ROAD**  
Hayfield  
**£295,000**



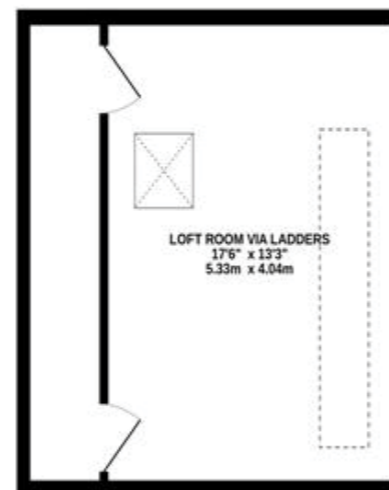
GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



LOFT ROOM  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with MetroPix ©2026



**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



\*\*\* NO CHAIN AND VIEWING RECOMMENDED \*\*\* A CHARMING WELL PRESENTED STONE COTTAGE which is located within the desirable and picturesque village of Hayfield. The accommodation offers bright spacious living and dining kitchen spaces and TWO SPACIOUS BEDROOMS plus a converted loft. The property has the privilege of a delightful lawn garden to the rear and a terrace to the front with VIEWS.

**GASCOIGNE HALMAN**

- AN ATTRACTIVE STONE COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT WITH A COTTAGE THEME
- SPACIOUS SITTING ROOM WITH MULTI FUEL STOVE AND FITTED DINING KITCHEN
- TWO VERY GENEROUS DOUBLE BEDROOMS AND USEFUL LOFT ROOM

- SLIGHTLY ELEVATED WITH VIEWS TO THE FRONT AND REAR GARDEN WITH OPEN ASPECT
- SOUGHT AFTER PICTURESQUE VILLAGE LOCATION
- VILLAGE OFFERING EXCELLENT SHOPS, SCHOOL, FOOD AND WALKS FROM THE DOORSTEP INCLUDING KINDER SCOUT AND TWENTY TREES
- VIEWING HIGHLY RECOMMENDED

£295,000

115 KINDER ROAD

Hayfield



**DESCRIPTION**

This is a wonderful character stone bright spacious cottage which has a slightly elevated position offering views. Nicely presented throughout, this home has a cosy welcoming feel as you enter and is slightly larger than some of the similar properties. The property has double glazing and gas central heating and the accommodation offers to the ground floor a sitting room with large picture window with views and an attractive fireplace with inset multi fuel stove. In addition there is a fitted dining kitchen and access door to the garden. The first floor landing has ladder access to a converted loft with roof window and currently houses a double bed and

storage. The landing leads to the bathroom and two very spacious bedrooms, the rear bedroom having a period fire surround.

Externally the cottage has a very pleasant and picturesque location with walks from the doorstep including Kinder Scout and Twenty Trees plus a short walk into the village with good amenities. The front has a slightly elevated position which has a wonderful seating area with views and stone walls. The rear garden is a good size with stone steps leading to a lawn garden with seating areas. Viewing this home comes highly recommended both for its pleasing accommodation and sought after location.

**LOCATION**

Set amid the beautiful rolling hills of the Peak District, Hayfield is an ideal picturesque base with walks from the door step including Twenty Trees, Lantern Pike and Kinder Scout. The village has a good selection of shops, public houses, cafes, restaurants, a primary school and bus links to larger towns. Nearby Glossop and New Mills offer frequent rail links into Manchester and beyond.

**DIRECTIONS**

SAT NAV SK22 2LE

**TENURE**

Freehold

**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 - Band B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



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