



jordan fishwick

New Mills Road Birch Vale High Peak



New Mills Road Birch Vale High Peak SK22 1BX

£450,000



The Property

Comprehensively **RENOVATED** and **REFURBISHED** in recent years, a substantial, stone-built, bay-fronted, four bedroom period property. This former public house has being tastefully converted and provides spacious character accommodation arranged over three floors with additional cellars. Blending contemporary modern convenience with a period feel. Ground floor entrance hall with mosaic tiled floor, living room with bay, luxury dining kitchen with wood burning stove, open plan sitting area with bi-fold doors and roof lantern, utility wc, first floor master bedroom with en-suite, two further bedrooms, a bathroom and second floor fourth bedroom. Gas central heating, pvc double glazing, off road parking for two cars and enclosed low maintenance gardens. Stunning views to Lantern Pike! Viewing highly recommended.



- Stone Built Bay Fronted Period Property
- Four Bedrooms - Two Baths
- Accommodation Over Three Floors Plus Cellar
- Off Road Parking For Two Cars
- Paved Gardens With Spiral Staircase
- Forward Views and Close to Open Countryside
- Open Plan Living Dining Kitchen with Bi-Folds
- Near To Hayfield and Sett Valley Trail
- Undergoing Complete Refurbishment and Conversion in Recent Years
- NO CHAIN



Postcode SK22 1BX

EPC Rating C

Local Authority High Peak

Council Tax D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

14 Market St, Disley, Cheshire, Stockport SK12 2AA

01663 767878

disley@jordanfishwick.co.uk

www.jordanfishwick.co.uk