

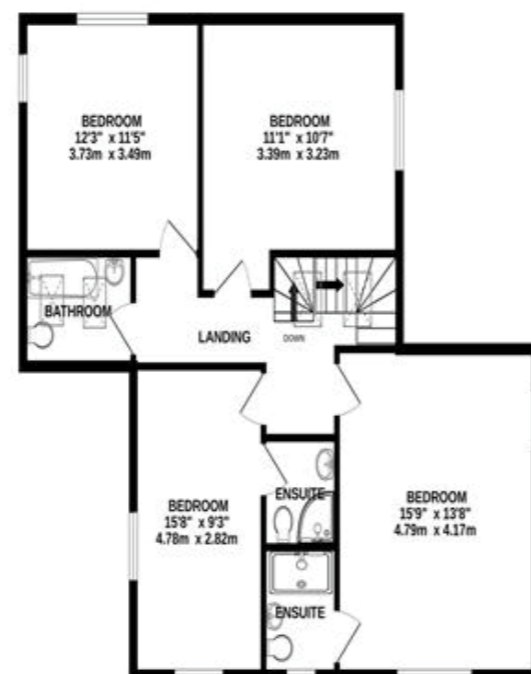
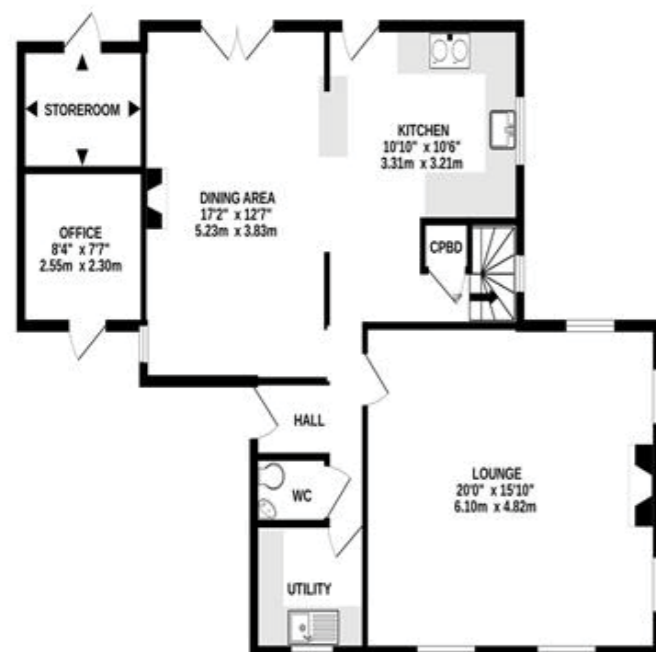
# GREENS HOUSE

Allstone Lea, Combs

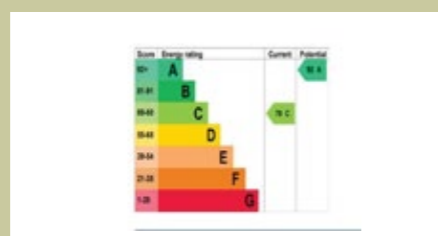
£775,000

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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A wonderful opportunity to purchase this substantial detached home with fantastic living accommodation in a rural location surrounded by stunning views. The property is beautifully presented throughout with modern fittings yet retaining some beautiful original features including exposed ceiling beams and fireplaces. The living accommodation has a spacious lounge along with modern open plan kitchen living area opening onto the rear garden. All four bedrooms are comfortable double bedrooms with two having an ensuite shower room. The gardens extend to three sides, there are various seating areas and a timber pergola.

**GASCOIGNE HALMAN**

- Stunning Location
- Four Bedrooms
- Two Ensuite Bedrooms

- Stunning Open Plan Kitchen Family Room
- Amazing Views
- Viewing Recommended

£775,000

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In a little more detail, the accommodation on offer comprises an entrance hallway, downstairs WC and utility room with fitted cupboards with plumbing and space for washing machine and dryer. The formal lounge is a spacious, cozy dual aspect room with exposed ceiling beams, wood flooring and fireplace with log burning stove. The kitchen family room is a modern open plan space with attractive tiled flooring throughout, the living area has another log burning stove and double doors opening onto the rear patio. The kitchen itself has a range of Shaker style wall and base units with solid oak worktops over and inset Belfast sink. Integrated appliances include a fridge freezer, dishwasher and extractor fan above the range cooker.

The first floor houses the landing with double glazed skylight windows allowing natural light into the space. Bedroom one is a dual aspect room with wonderful views and has an ensuite shower room comprising WC, wash basin vanity unit and shower cubicle with glass screen all complimented by fully tiled walls and floor. Bedroom two is another dual aspect room with ensuite shower room comprising WC, wash basin in vanity unit and corner shower cubicle with glass enclosure. Bedroom three and four are both at the rear of the property, again offering delightful views and are served by the family bathroom which has double glazed skylight windows and includes WC, wash basin in vanity unit and bath with shower over and glass screen with fully tiled walls and floor. Externally there is a parking area to the side of the property

and gated access to the driveway providing off road parking and access to the home office. The garden has stone steps at the front leading to a lawned area which wraps around the side of the house and has a raised decked seating area. The lawn continues to the rear where there is an impressive timber pergola and patio seating area. Directly to the rear of the house is a paved courtyard area with gated access to the field behind.

**LOCATION**  
Combs is a small and popular village just outside Chapel-en-le-Frith which lies within the Peak District National Park. The picturesque village is surrounded by agricultural farmland, gritstone edges and moorland including Combs Moss and Castle Naze, a prehistoric settlement site. Combs Primary School caters for infants and has around 30 pupils. The

village pub is called the Beehive and provides a hub for the community in the centre of the village.

**DIRECTIONS**  
SK23 9UY for your Sat Nav

**TENURE**  
FREEHOLD Subject to Verification by Solicitors

**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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