



*jordan fishwick*

Tom Lane Chapel-En-Le-Frith High Peak



## Tom Lane Chapel-En-Le-Frith High Peak SK23 9UN

£350,000



### The Property

Over the road from Combs reservoir and the cusp of open countryside, a truly individual stone cottage of character. Thoughtfully re-modelled and extremely well presented with a modern decor, this three bedroom home is well worth an inspection. Delightful cottage gardens with a superb undercover hot tub and a wealth of internal character features on offer. Comprising: entrance hall, 21ft open plan living dining kitchen, porch, two bedrooms and luxury bathroom, first floor living room with high level ceilings and Velux windows, tremendous master bedroom with dual aspect windows and separate wc. Double glazing and gas central heating. Viewing highly recommended.




- Superb Cottage of Character
- Three Bedrooms
- Delightful Cottage Gardens with Hot Tub
- Opposite Comb Reservoir
- Close to Open Countryside
- 21ft Living Dining Kitchen
- 21ft Living Room with Velux Windows
- Fantastic Master Bedroom
- Immaculate Throughout
- Luxury Bathroom with Separate Shower

**Postcode** SK23 9UN

**EPC Rating** D

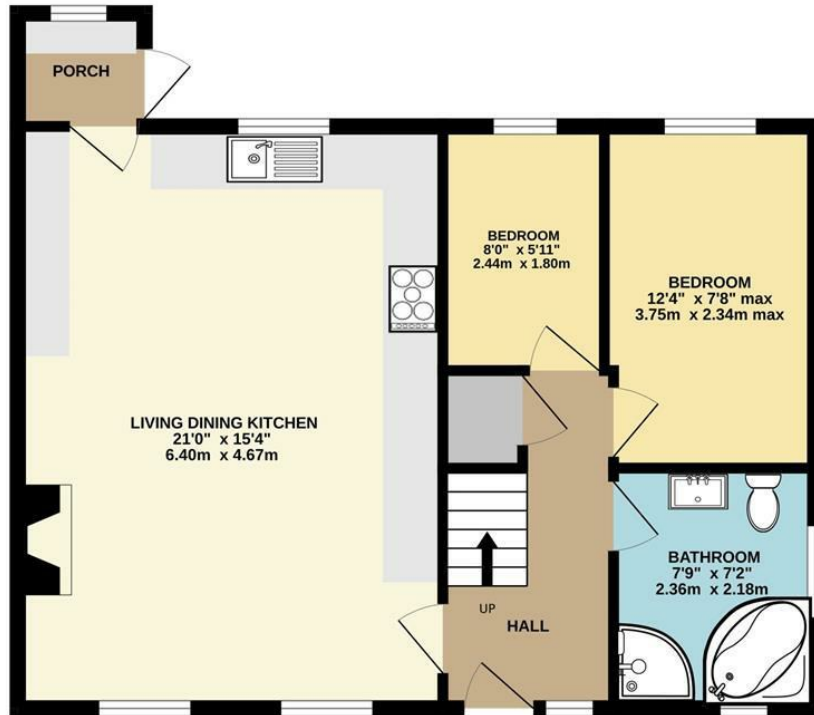
**Local Authority** High Peak

**Council Tax** C

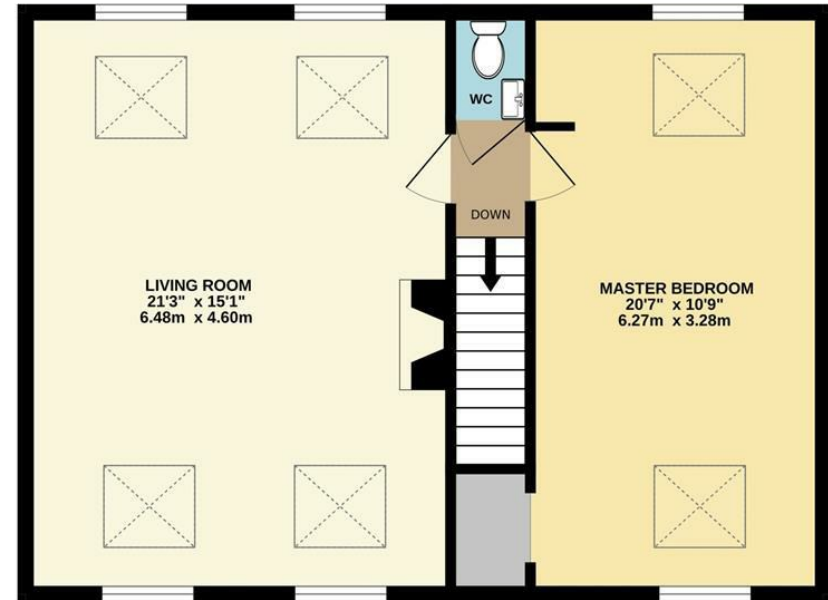
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100*</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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