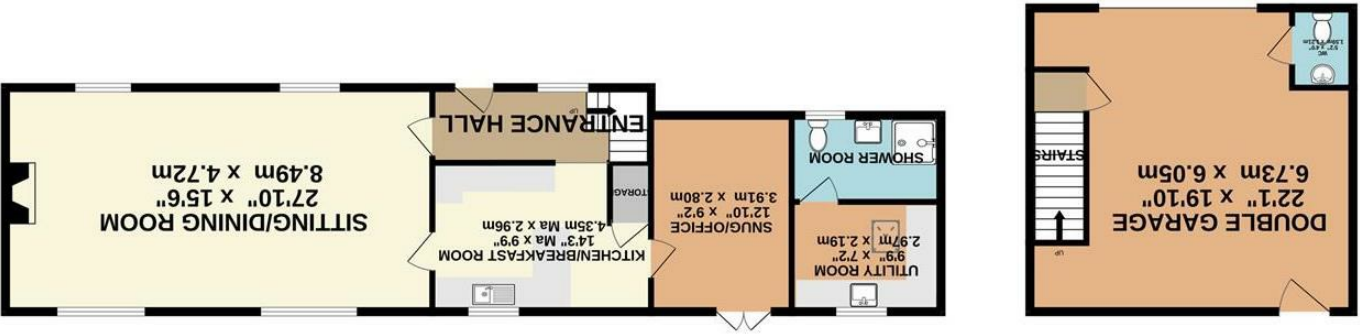


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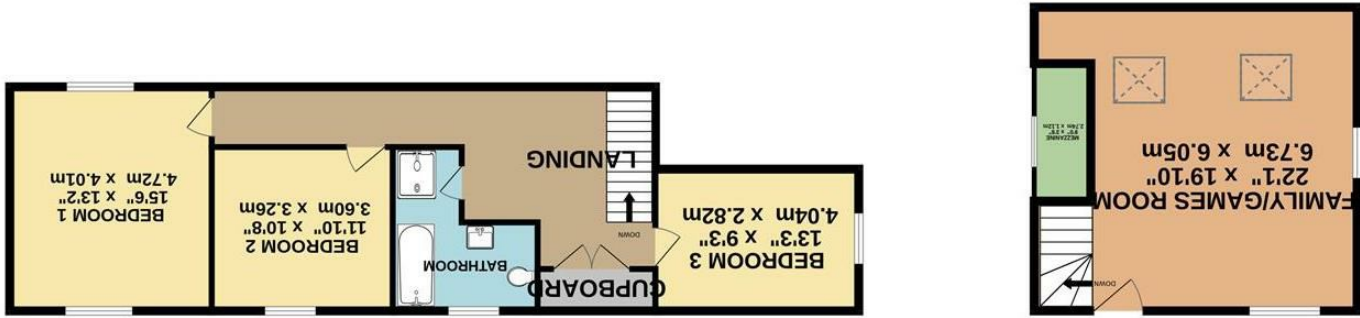
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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GROUND FLOOR



1ST FLOOR







Lyme Handley High Peak SK23 7BT

£1,000,000



The Property

A Charming 18th-Century Farmhouse in the Heart of the High Peak, nestled within approximately 7 acres of enchanting grounds, this beautifully appointed 18th-century farmhouse blends timeless character with modern comforts. Set amidst the stunning landscape of High Peak, the property features serene woodlands, a thriving young orchard, a well-kept vegetable patch, and a beautifully maintained garden—an ideal setting for entertaining family and friends. Internally, the home offers generous and versatile living spaces, including a bespoke David Lisle kitchen with warm terracotta flooring, thoughtfully designed for both style and function. A standout feature is the impressive 27ft living/dining area, boasting exposed beams, dual-aspect windows, and a cozy multi-fuel burner that adds both charm and warmth. Adjoining the kitchen is a spacious office/snug, tastefully decorated and opening via French doors to an inviting outdoor seating area. Additional ground floor amenities include a utility room and a contemporary shower room. Upstairs, the property offers three well-proportioned double bedrooms, including a striking master suite with a vaulted ceiling, exposed beams, and dual-aspect windows that perfectly frame the idyllic countryside views. This unique home offers a rare opportunity to enjoy rural living without compromise, combining period charm, space, and the beauty of nature in a truly special setting. Externally, the property also benefits from a detached double-storey garage, rebuilt in 2017. The ground floor provides ample space for vehicle storage, along with a convenient W.C., while a staircase leads to the first-floor games room. A fantastic, versatile space ideal for family activities, entertaining, or potential conversion to a home office or studio.

Locality

- 18th Century Farmhouse
- Picturesque Surroundings within The High Peak
- Beautiful Gardens and Sitting in Circa 7 Acres
- No Onward Chain
- Beautiful Period Charm Throughout
- 27ft Living/Dining Area
- Rebuilt Double Garage
- Separate Family/Games Room



Postcode - SK12 2AA

EPC Rating - E

Floor Area - sq ft

Local Authority - Cheshire East

Council Tax - E

