



*jordan fishwick*

Church Street Hayfield High Peak





## Church Street Hayfield High Peak SK22 2JE

£395,000



### The Property

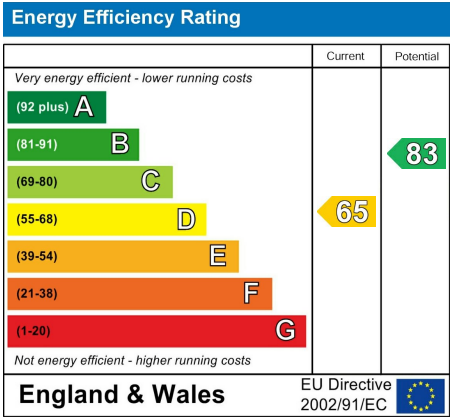
A charming and beautifully presented property with stunning open views to the rear. Located in the picturesque and popular village of Hayfield, this deceptive cottage offers versatile accommodation arranged over three floors. Many character features and tastefully decorated throughout. Comprising: entrance hall, sitting room, living room, sun room, lower ground floor kitchen, dining room and WC, two good sized first floor bedrooms, one with Juliette balcony and bathroom with white suite. Double glazing, gas central heating, panoramic rear views over Hayfield Cricket ground and the countryside beyond and enclosed rear low maintenance garden.



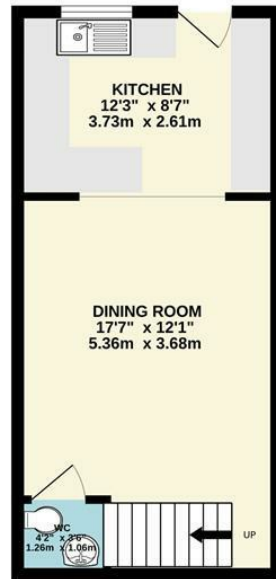


- Immaculately Presented and Tastefully Decorated Throughout
- Full of Character and Lovely Period Features Including Fireplaces, a Stone Staircase and Original Storage Cupboards
- Deceptively Large Accommodation over Three Floors with Two Double Bedrooms and Three Reception Rooms and
- Second Bedroom with Balcony Overlooking Hayfield Cricket Ground and Adjoining Countryside
- Private Rear Garden with Patio Area and Artificial Lawn Backing onto a Stream
- Superb Hayfield Village Location with Stunning Open Views
- Large Lower Ground Floor Kitchen and Dining Room with Quarry Tiled Floor

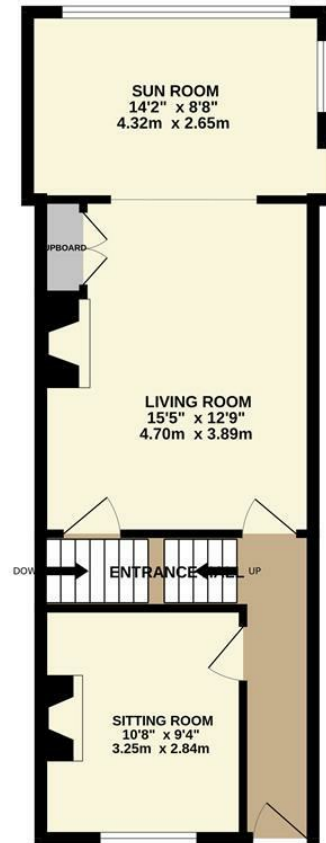
Postcode SK22 2JE  
 EPC Rating D  
 Local Authority High Peak  
 Council Tax D



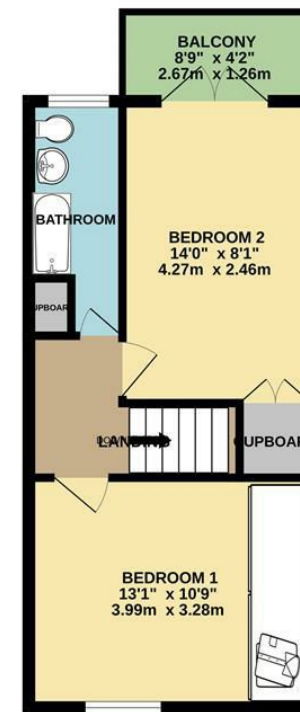
**BASEMENT**  
313 sq.ft. (29.1 sq.m.) approx.



**GROUND FLOOR**  
480 sq.ft. (44.6 sq.m.) approx.



**1ST FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.**

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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