



jordan fishwick

New Mills Road Birch Vale High Peak

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£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 been 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

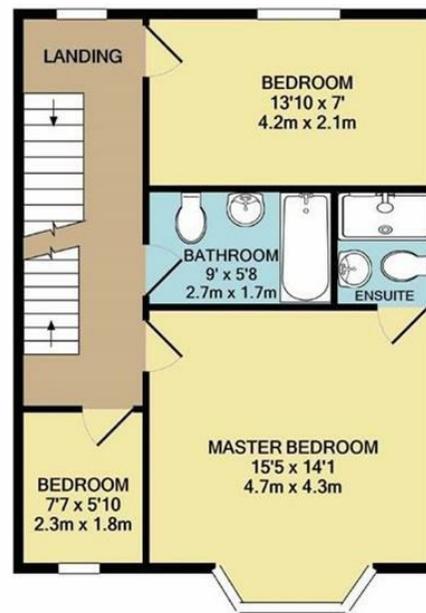
Council Tax D

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 	

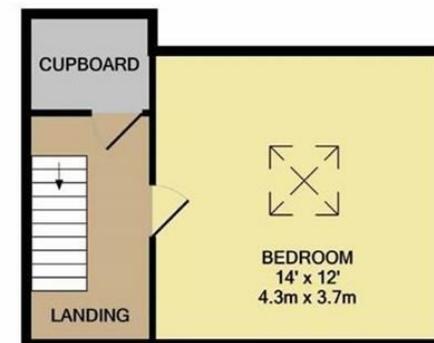




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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