



£580,000

Viewing: By appointment through agent



**Three Gables
High Peak
SK23 9UU**

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- Immaculately Presented Three Bedroom Bungalow
- Totally Refurbished
- Idyllic Hamlet Location
- No Onward Chain
- Stunning Far Reaching Views
- Highly Desirable location
- The village has fast fibre optic broadband .
- Viewing Essential to appreciate this property.



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Immaculate house with stunning views. A three bed detached, single level property with beautiful, far reaching countryside views. Situated on a prime residential road in the centre of the highly desirable Peak District National Park village of Combs.

The property has been completely and very tastefully refurbished by the current owners and benefits from re-wiring, new heating system and boiler, new fuel storage tank, new water treatment plant, new kitchen, new decoration, flooring and doors throughout, new insulation, landscaping. the list goes on. An immaculate, move in and get on with life property in a prime location.

Combs village benefits from an active and welcoming Community Association and the ever popular Beehive Pub and farm shop. Combs infant school and the Village Hall are on the doorstep as is the ability to participate in cycling, yoga, pilates, sewing, book club, brownies, climbing, wild swimming, hiking, sailing, golfing or riding (all of which are available right on the doorstep) as well as being involved in the many Community events that villagers enjoy.

Manchester and Sheffield are easily commutable from either Chapel-en-le Frith, Chinley and Whaley Bridge, where there are also numerous supermarkets and restaurants. Nearby Buxton has the benefit of its wonderful Opera House with year round top class performances and festivals, as well as the Crescent spa and Pavillion Gardens, shops, restaurants, cafes and galleries.

An immaculate property, with future potential to extend if required, in the heart of a sought after Village.

DIRECTIONS

SK23 9UU into your Sat Nav

LOCATION

Set amid the rolling hills of the beautiful Peak District, Combs is an idyllic picturesque village situated close to the Goyt Valley and is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. Combs is within a three sided valley bounded by the high gritstone hills of Castle Naze, Combs Moss and Ladder Hill

Centrally located in Combs Village and set in a picturesque valley with golf, walking, riding, pot holing, cycling, climbing, kayaking, fishing and sailing on Combs reservoir all on the doorstep. There are additional village community group activities such as the Combs Book Club, Sewing Club, Yoga Club and various social media groups to join. The village infant school is rated Ofsted Outstanding

The towns of Chapel-En-Le-Frith, and Whaley Bridge are close by, with the larger spa town of Buxton (with its Crescent, Opera House, theatre, shops restaurants and cinema) also near, as are the amenities of Macclesfield. Manchester and Sheffield which are an easy commute from one of the local railway stations. The village is considered one of the most desirable places to live in the Peak District and when properties become available, they are in high demand.

Viewing is a must.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Lounge 15'1 (4.6m) x 13'6 (4.11m)

Dining Room 7'1 (2.16m) x 8'10 (2.69m)



Breakfast Kitchen 17'5 (5.31m) x 8'6 (2.59m)



Rear Porch

Bedroom One 11'4 (3.45m) x 10'9 (3.28m)



Bedroom Two 11'4 (3.45m) x 9'9 (2.97m)



Bedroom Three/Study 8'1 (2.46m) x 7'9 (2.36m)



Bathroom

Garage

OUTSIDE



TENURE

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.

Energy Performance Rating



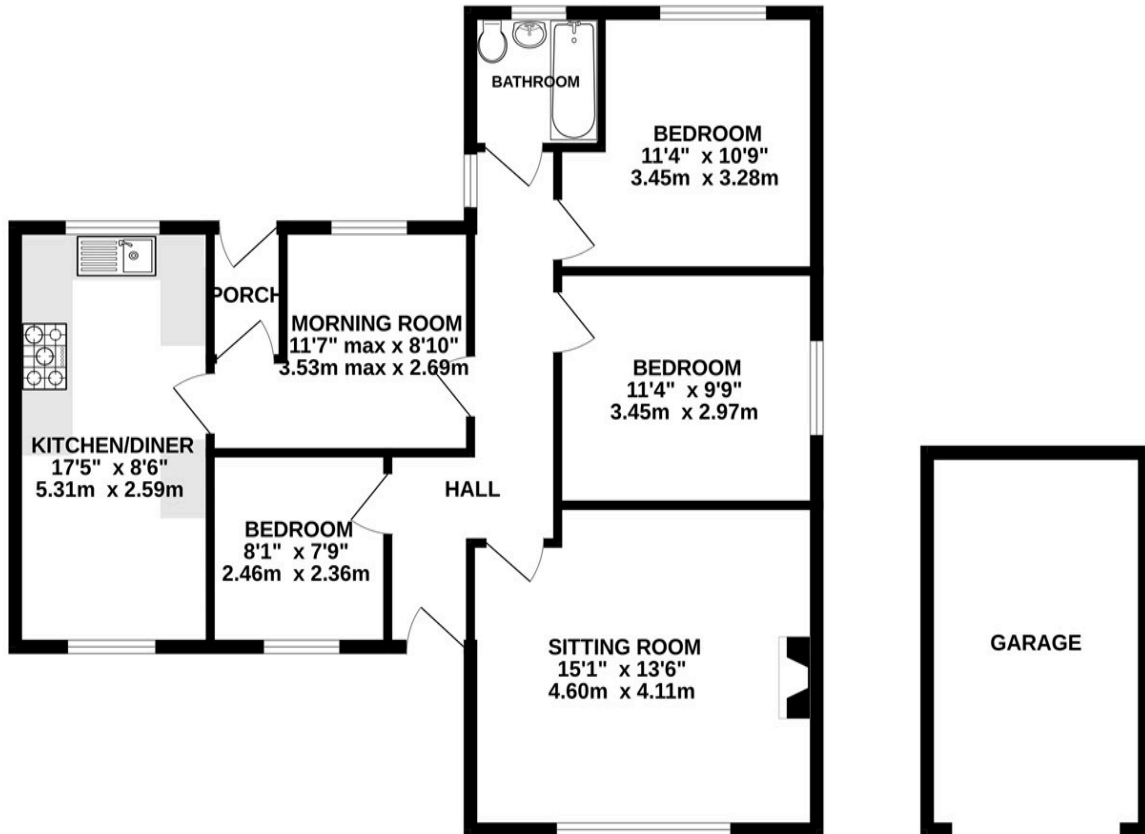
LOCAL AUTHORITY

VIEWING

Viewing strictly by appointment through the Agents.

Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars have been provided to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition. Descriptions are given as option, not as statement of fact and measurements are approximate, as a guide only.

