



## Captivating period residence with a contemporary twist

**The Posting House, 9 Stoneheads, Whaley Bridge, High Peak, Derbyshire SK23 7BB**

Freehold

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4 or 5 bedrooms • 5 bathrooms • 3 reception rooms •  
Living dining kitchen with AGA • Wine cellar • Double  
garage & Workshop • About 1.14 acres

#### Local information

The Posting House is set in an elevated rural location on the fringe of Whaley Bridge with far reaching views to the surrounding hills of the Peak District National Park and direct access to a footpath leading onto the moors and the local landmark of Black Rocks.

About half a mile from the centre of the village which offers a superb range of specialist shops and services, a Tesco Superstore about a mile away and the natural beauty of the Peak Forest Canal and the River Goyt at the bottom of the valley.

The village railway station is at the bottom of the hill and has a 40 minute service to Manchester Piccadilly, while a 25 minute drive through amazing countryside will take you to the main west coast line station at Macclesfield with London Euston from only 1hr 46mins. Manchester Airport is a thirty minute drive away.

There are a number of local schools at primary and secondary level and popular private schools include Kings Macclesfield, Stockport Grammar and Cheadle Hulme School which are all within a 30 minute drive and served by an excellent bus service.

The village lies in the Goyt valley with the Peak District National Park extending to both the east and west. Leisure facilities abound with golf courses, sports clubs, livery and even sailing local reservoirs plus all the outdoor

attractions of the national park on the doorstep.

#### About this property

The Posting House is a stunning stone built manor house with a host of intriguing period features which has undergone a truly sympathetic restoration in a classically contemporary style by acclaimed Nigel Daly Design. Much of the exceptional woodwork is by craftsmen at Hetherington Newman and the property is as comfortable as a family home as it is for entertaining in style.

The property extends over three floors and provides surprisingly well for modern lifestyles with flexible space in the two storey wing to the rear, the incredible oak framed living kitchen link, the comfortable family sitting room with its log burner in one of a number of French stone fireplaces, a study recess and the grand dining hall with exquisitely carved panelling in the double height music area. There are exquisite period doors throughout the property with a glorious pair of doors to the glazed original coach house entrance, now forming the lovely living kitchen area.

The pretty covered porch with seats opens to the main hall with the impressive staircase leading up over four levels with half landings. The cloakroom off to the left has a heated stone floor, classic suite and wainscot panelling.





The dining hall lies off to the right and is an amazing room with a double height stone mullioned bay to the west facing rear and views to the hills to the front. The dining area has a French stone working fireplace and the dual height area has superb carved panelling and a gallery from the principal bedroom suite above. A small study lies off and has a door opening to the rear terrace and gardens.

The sitting room has a dual aspect and a wood burning stove set into a French stone fireplace, a delightfully cosy room there is a small study area in a bay with side windows.

The craftsman made bespoke living kitchen is not only the heart of the house, but has been created from a newly built link between the original house and the converted stables. With a four oven AGA with a gas hob companion unit, integrated appliances, an appliance garage, butchers block, main and prep sinks and a large island with beautifully figured granite surfaces. Oak lined painted cupboards and a Liebherr wine and larder fridge are integrated. Beautiful oak trusses adorn the vaulted roof with skylights and glazed panels flooding this area with natural light. The arched oak French doors open to the south-west facing dining terrace with a backdrop of the beautifully landscaped gardens.

The boot room and laundry lie off the kitchen with fitted cupboards, a ceramic sink and plumbing for a washer and dryer above the heated stone floor. A cloaks/pantry store lies off with an oak staircase leading down to

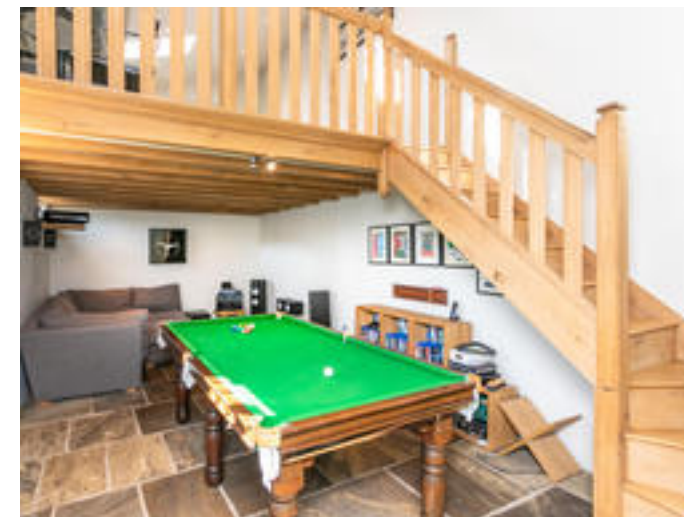
the superb wine cellar with French limestone wine bins.

Stone steps lead up to the family room, a multi-purpose reception room used for games, cinema and a third reception room. A hall area accesses the cloakroom / shower room with a wet area servicing as a guest bathroom should the mezzanine floor with its oak staircase be used a bedroom, but is equally well suited to use as a home office. The stone floors have under-floor heating.

The main house staircase, created by Hetherington Newman, extends four flights with half landings and leads to the first landing off which there is a guest bedroom suite with views to the front and a staircase leading down to an en suite shower room with London tiles and a wet shower area.

The stunning principal bedroom is off a half landing and this vaulted room has a dual aspect, wide oak floor boards and an amazing oak screen forming the gallery above the dining hall, taking full advantage of the dual height window to the rear. A stone fireplace graces the chimney breast with a natural flame log gas fire. A pretty arched door leads to the equally pretty en suite bathroom with its roll top bath and separate frameless glass shower.

There are two further double bedrooms on the second floor, one has an en suite shower room and the larger one is 'L' shaped with a dual aspect, bespoke built wardrobes and a sitting room/dressing room area. A house bathroom, again with a roll top bath.





A really good sized double garage lies to the side of the property set behind a stone flagged driveway and including a separate workshop/store to the rear. A wide stone flagged path leads between this and the house. A restored Victorian greenhouse with light and power stands to the rear of a raised bed vegetable area and the gardens extend in all to about 1.14 acres.

There are two orchard areas, lawns dissected by a small brook with a pair of bridges. A wild flower garden and woodland forms a lovely backdrop to the rear. To the immediate rear of the house is a superb alfresco entertaining terrace with a knot garden separating two stone flagged areas one with access from the kitchen and a stone cobbled area adjoining the former stables. Wide stone steps lead up to a pathway which meanders up to a pretty summerhouse from which there are staggering views over the house to the surrounding hills of the Pennines.

Services: Mains water, electricity, drainage and gas are connected. An electric car charging point is installed. The ground floor is Cat 5e networked to four zones from a central router position and we understand broadband speeds are up to 60mb/s.

**Tenure**

Freehold

**Local Authority**

High Peak

**Viewing**

Strictly by appointment with Savills





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**7BB**

**Gross internal area (approx)** 367.31 sq m / 3953.69 sq ft

**Outbuildings** 45.06 sq m / 485.02 sq ft

**Total** 412.37 sq m / 4438.71 sq ft



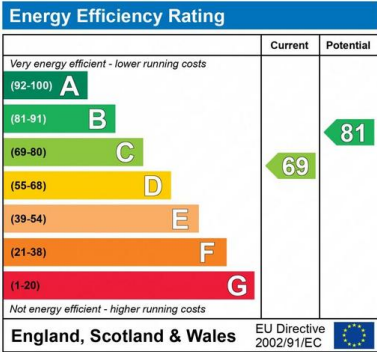
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