



# Country house, two letting cottages & about 15 acres

**Dewsnap Farm, Sandy Lane, Chinley, High Peak, Derbyshire SK23 6AW**

Freehold



Five bedrooms • Three bathrooms • Four receptions • Two bedroom holiday cottage • One bedroom holiday cottage • Garage/store • South facing gardens • Good Eco credentials

#### Local information

Set amidst glorious countryside below Kinder Scout in the Peak District National Park, Dewsnap Farm is set at the end of a cul de sac private lane. Although not isolated, this traditional Derbyshire farmhouse has complete privacy and occupies a sheltered setting within its own 15 acres in a pretty valley bordered by a brook to the western boundary.

The village of Chinley and the town of Chapel en le Frith are both less than two miles away, the village has a railway station (Manchester from 36 mins, Sheffield from 30 mins, Stockport for main West Coast line to London Euston from 17 mins) and there are two pubs in Whitehough, also a couple of miles away. There are specialist shops and a supermarket in Chapel en le Frith and the area abounds with leisure facilities. Walking, cycling and horse riding are all enjoyed locally and there are footpaths on the doorstep.

Manchester airport is about 20 miles away and the city centre about 20 miles distant. Local schools in the area include Chinley Primary School is rated as Good by Ofsted and there are a number of private schools within reach including King's School Macclesfield, Stockport Grammar and Cheadle Hulme School.

#### About this property

This exceptionally attractive stone built farmhouse with its stone flagged floors, mullion windows and stone flagged roof

has undergone an Eco transformation with PV panels, super insulation, an MRX Nuaire ventilation and heat recovery system, wood pellet central boiler and now has fantastic Eco credentials.

It is not just a traditional farmhouse either, our clients have cleverly created two holiday cottages from the adjoining buildings which let successfully with established clientele and good levels of occupation. It is not surprising, being in a glorious rural setting with fantastic views, delectable gardens and on the fringe of the Park District National Park.

The main house includes a stone flagged reception hall with an oak panelled front door, oak mullion windows, the staircase leading off and welcoming wood burning stove.

A study/home office or snug lies off to the left hand side, again with mullion windows finished in oak. The door to the delightful dining room lies beyond, has a window to the rear and another wood burning stove. A set of steps lead up to the delightful triple-aspect sitting room with a wood-burning stove set in a fireplace and a French door leading out to the beautiful south facing gardens.

The breakfast kitchen is accessed from both the hall and has a service door to the dining room. Well-appointed with a comprehensive range of cupboards and fitted with an Everhot range with induction hobs flanked by granite work surfaces. The island unit has a breakfast bar which incorporates





a window seat and double French doors open to the gardens, perfect for alfresco entertaining in the summer months. Stone floors add real character.

A laundry room lies off the kitchen, has a sink and plumbing for a washer and has a window to the front. To the rear, off a rear entrance vestibule with a cloaks area, doors open to reveal a recess for a large fridge/freezer. A cloakroom with a w.c. and wash hand basin lies off.

There are five double bedrooms off the landing including a generous master suite with mullion windows and far reaching views, a dressing area with fitted wardrobes and an en suite with a marble topped wash stand, a large shower cubicle and a contemporary w.c. The guest bedroom has fitted wardrobes and an en suite shower room and the three remaining bedrooms, one of which has fitted wardrobes, share the well-appointed house bathroom with its granite surface, wash hand basin, contemporary suite with a double ended bath, slate tiled floor and over-bath shower. A staircase leads off the third bedroom to the loft hobby room.

There are two adjoining holiday let cottages which could be re-instated into the main house accommodation if needed. Dewsnaps Frost is the larger of the two extending over two floors and includes a living room with stone fireplace and wood burning stove, a well-appointed dining kitchen with appliances and a pair of bedroom suites, both having en suites, one with a bath and one a shower. A French door leads out to a private south facing garden. Dewsnaps Spring is a single level cottage with an open plan living dining kitchen

opening to a raised deck terrace on the south side and a well-appointed double bedroom with double French doors to the front and an en suite shower room.

The gardens are amazing, set out in individual rooms with a productive vegetable garden, soft fruit garden and delightful walkways linking terrace areas. A gateway leads through to the field to the south and there are separate gardens for the cottages, all providing a good degree of privacy. The driveway sweeps past a detached garage/workshop and leads around a central island to plenty of parking spaces for the main house and cottages.

Agents Note: The post code for this property is not good for locating it using sat.nav.and we suggest using the App 'What3words': tenure.digital.character taking you to the driveway.

#### **Tenure**

Freehold

#### **Local Authority**

High Peak

#### **Viewing**

Strictly by appointment with Savills









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**Gross internal area (approx)** 260.38 sq m / 2802.70 sq ft

**Outbuildings** 84.45 sq m / 909.01 sq ft & 48.90 sq m / 526.35 sq ft

**Total** 393.73 sq m / 4238.07 sq ft



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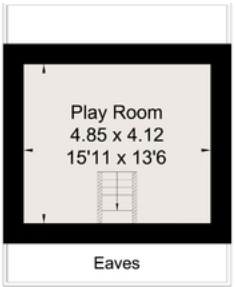
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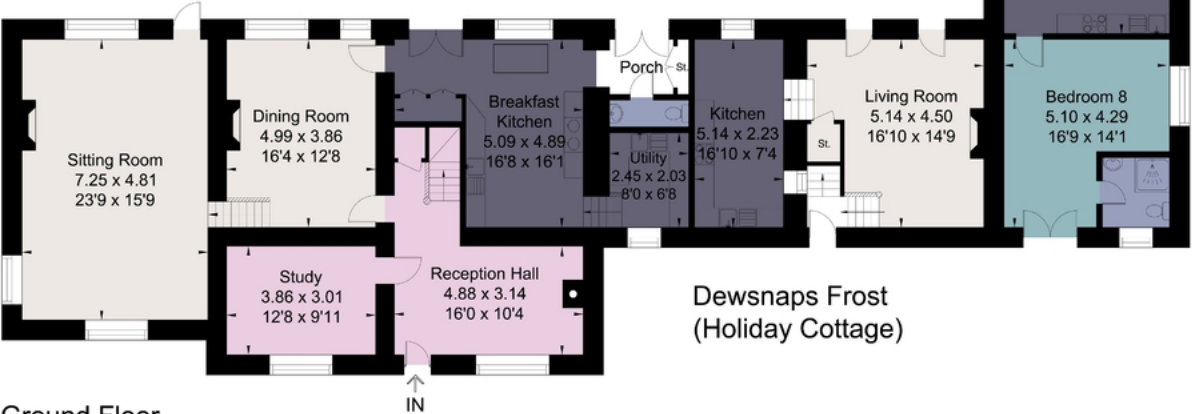
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First Floor



Second Floor



Ground Floor

Dewsnaps Spring  
(Holiday Cottage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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