



MAGNIFICENT 6,500 SQ FT ARTS & CRAFTS RESIDENCE ON THE FRINGE OF TOWN

NEWLYN
CROSSINGS ROAD, CHAPEL-EN-LE-FRITH, HIGH PEAK, DERBYSHIRE SK23 9RY

Freehold

savills



6/7 BEDROOM MAIN HOUSE AND DUPLEX 2 BEDROOM ANNEX/GAMES AREA

NEWLYN CROSSINGS ROAD, CHAPEL-EN-LE-FRITH, HIGH PEAK, DERBYSHIRE SK23 9RY

Freehold

6 bedroom suites ♦ duplex 7th bedroom or office ♦ 2 bedroom guest or staff annex with atrium ♦ 3 principal reception rooms ♦ 2 kitchens ♦ 4 car garage, presently gym, office & store ♦ Over 0.75 acre gardens ♦ EPC rating = D

Situation

Town centre: 0.7 mile, Buxton: 6 miles, Macclesfield: 11.5 miles, Wilmslow: 15.5 miles, Manchester Airport: 18 miles, Manchester City Centre: 20 miles, Sheffield: 25 miles.

Set within gardens of 0.75 acre, this impressive home lies on the fringe of the market town of Chapel-en-le-Frith and glorious countryside.

Newlyn is superbly placed for the town and country being about ¼ mile from the market square of this delightful town, often known as 'The Capital of The Peak'; surrounded by the Peak National Park.

The countryside and surrounding hills are just as convenient, as is the railway station providing a regular service to Manchester city centre and the cultural centre of Buxton. For those travelling regularly to London the main West Coast line passes through Macclesfield with a 1hr 48 minute service.

The high school is rated outstanding by Ofsted and complemented by the primary school rated Good. There are a number of excellent private schools within reach including Stockport Grammar, The King's School Macclesfield (both with coach services to the town) and Cheadle Hulme School.

The town has a wonderful array of independent restaurants, pubs and shops and a Morrisons supermarket plus a full range of leisure facilities including golf courses, a leisure centre, livery and all the Peak District National Park has to offer for those who enjoy outdoor pursuits.

Description

Newlyn dates from the early part of the last century and reflects many of the attractive Arts & Crafts features typical of the period. Clearly built regardless of cost with the finest materials the property has been sympathetically upgraded and improved in recent years to provide 6,500 sq ft of impressive accommodation.



Leaded and stained glass original windows have been encapsulated within double glazed sealed units and many of the original doors and their furniture are retained. The bathrooms throughout have been upgraded with contemporary classic white suites, in keeping with the original style of house.

The main house features 6 en suite bedrooms, a wash room and laundry on the first floor of the main house along with a 7th bedroom which has a staircase up to a galleried second floor. Previously used as an office with storage there is plenty of scope to use as a further bedroom with a dressing room and study off.

The ground floor provides a range of three impressive principal reception rooms with original fireplaces and wonderful proportions redolent of the period. These all lie off the equally splendid hall with a superb period staircase leading to the galleried landing.

The kitchen has oak door base and wall cupboards and a range cooker and the rear wing includes a utility room, cloaks/shower room (perfect for those with dogs) and a second service staircase to the first floor.

To the rear of this wing is the annex. Designed to be independent of the main house, although connected, this area includes a main reception room, a well fitted kitchen and a ground floor bedroom suite, a fantastic 2 storey atrium conservatory with a spiral staircase to a mezzanine floor and a further bedroom suite. All this area could be utilised for a home office or games/entertaining space.

The generous four car garage lies across the courtyard style rear gardens and has been subdivided to create a large gym, a workshop/office with a sink and a further store room. It offers well-presented additional space but could be reinstated for garaging if required.

The grounds extend to about 0.75 acre and include deep shrubbery borders to the front with a lower lawn area and raised beds in stone. Lawned gardens extend to the side and rear with a covered walkway to the side and a courtyard style lawned garden to the rear. A sunken pond area lies to the side and the long driveway leads up to the garaging area with further parking and a turning area.

Viewing:

Strictly by appointment with Savills





NEWLYN

Approximate Gross Internal Area : 440.99 sq m / 4746.77 sq ft

Annexe Floor : 87.27 sq m / 939.36 sq ft

Outbuilding : 77.85 sq m / 837.97 sq ft

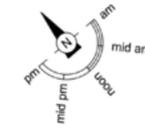
Total : 606.11 sq m / 6524.11 sq ft



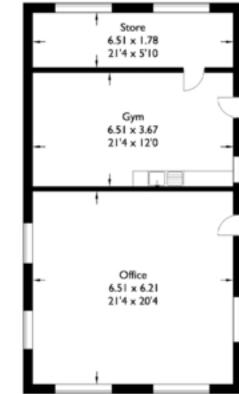
Ground Floor



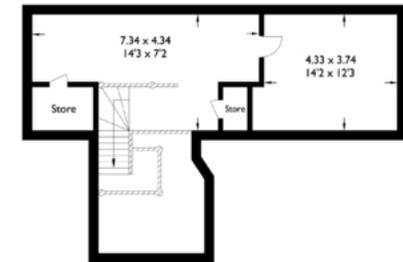
First Floor



For illustration purposes only. Not to scale. Measurements should be made to verify the accuracy of the floor plans. All measurements are approximate and not necessarily correct to any degree.



Outbuilding



Second Floor

Savills Wilmslow
 wilmslow@savills.com
 01625 417450

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 81021170 Job ID: 125590 User initials: MH - Photographs and details prepared 2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			