



CONTEMPORARY STYLED 17TH C. FARMHOUSE WITH SEPARATE ANNEX AND 19 ACRES

HALLET HEY FARM
PRIMROSE VALE, LITTLE HAYFIELD, HIGH PEAK, DERBYSHIRE SK22 2NH

Freehold





STUNNING PREMIUM FARMHOUSE WITH GLORIOUS VIEWS

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4 bedrooms ♦ 2 bathrooms ♦ 3 receptions including conservatory ♦ Office with private entrance ♦ Bespoke kitchen with AGA ♦ Superb quality throughout ♦ About 19 acres ♦ EPC rating = F

Situation

Hayfield: 1.5 miles, Glossop: 4.5 miles, New Mills Station: 4.5 miles (By Rail - Manchester from 28 mins, Stockport from 21 mins), Disley: 6 miles, Chapel en le Frith: 6 miles, Stockport: 12.5 miles, Manchester City Centre: 17 miles

This immensely impressive farmhouse stands in a commanding and elevated setting at the head of a long, meandering lane overlooking the valley below. The surrounding hills are majestic and Kinder Scout is beyond the far side of the valley. For those who enjoy the countryside and walking, there are few locations to rival this. The village pub is about ½ mile away and whilst being rural, the property is not isolated with a few houses on the lane and access to shopping and services in the surrounding villages.

The train stations at New Mills and Glossop are about equidistant and have regular services of about 30 mins. to Manchester. M&S in Glossop is our clients favoured food retailer, but there are supermarkets in many of the nearby villages and towns, along with well regarded schools at junior and senior levels. The private schools locally include Stockport Grammar, Cheadle Hulme and Manchester schools and some have coaches from the local collection points.

There are leisure facilities throughout the area with livery, golf courses and being within the Peak District National Park, many outdoor pursuits can be enjoyed locally with many footpaths literally on the door step.

Description

Whilst this stunning farmhouse has its origins in the 17th Century it provides incredibly comfortable and beautifully presented accommodation in a contemporary style. Under a stone flagged roof with aluminium rain-water goods, Oak framed windows and craftsman made oak doors with forged furniture, this is a superbly specified home. Every detail of this property has been carefully considered and executed.

Entering the property there is a fantastic hall way with natural oak cupboards and a utility store, a utility/boot room and a cloakroom with a w.c and wash hand basin. The beautifully appointed bespoke breakfast kitchen includes an electric AGA, Silestone surfaces and herring-bone oak floors, with magnificent views to Kinder Scout from the kitchen window.



Steps lead up to the comfortable open plan living room with a triple aspect, an open stone staircase and a stunning stone fireplace with a log-burner and log storage. Bifold doors open into a unique glass and oak conservatory with a heated stone flagged floor and patio doors to the south facing terrace. Off the lounge lies a house-keepers study/office with a private outside access door and a Wenge desk/work station.

A beautifully appointed study/home office completes the ground floor. This has bespoke library shelving with a library ladder and is naturally lit by a Velux window.

The four bedrooms are delightful, beautifully appointed and include three large double and a single bedroom. There are top quality fitted wardrobes to two, a shared Jack & Jill en-suite and a well appointed house bathroom with a separate shower. The three double bedrooms all have dual aspects and wonderful views.

The annex is a separate property and is equally well appointed with a large living room and a log-burning stove, a kitchenette area, a shower room and a bedroom. This is perfect for guests, extended family or as a large office for those who run a business from home.

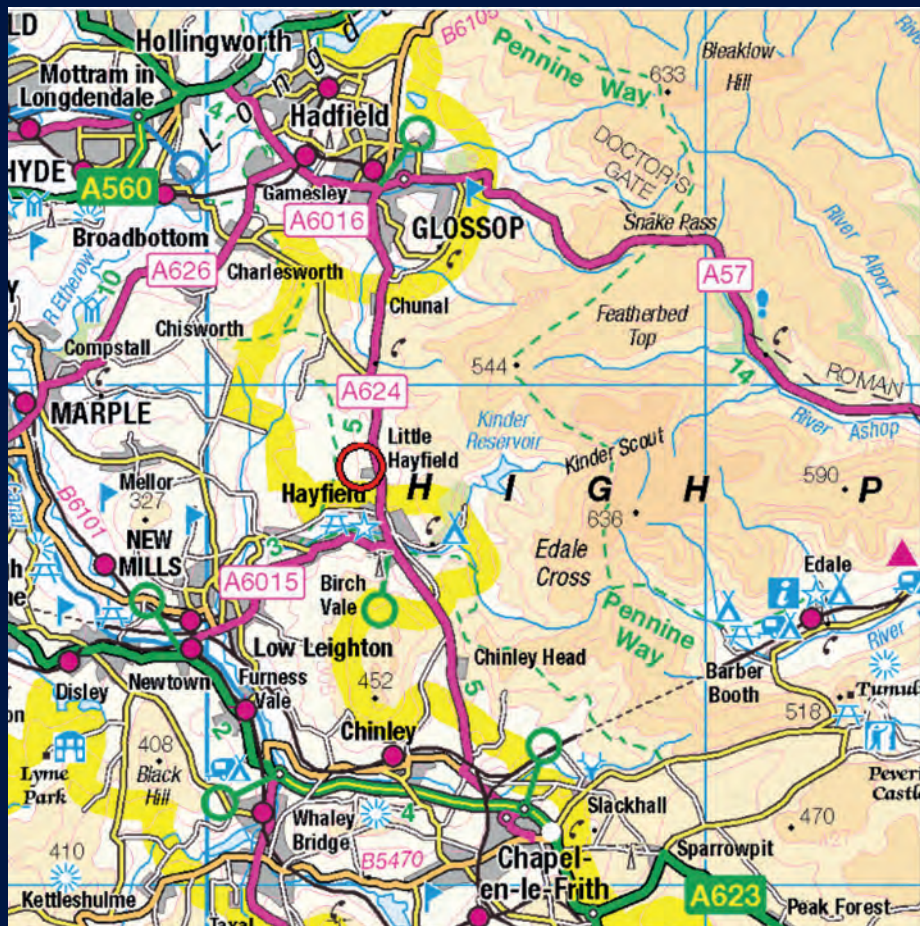
In addition, there is a large garage store for all the paraphernalia one would usually find in the garage.

The gardens are mainly to the rear of the property and are lawned, well stocked with specimen shrubs and bushes and the driveway sweeps down from the lane with a turning and parking area. A stone flagged terrace adjoins the south facing conservatory and is perfect for alfresco entertaining whilst enjoying the breathtaking views.

Viewing:

Strictly by appointment with Savills



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For Identification Purposes Only

Unregistered boundaries to be confirmed



HALLET HEY FARM

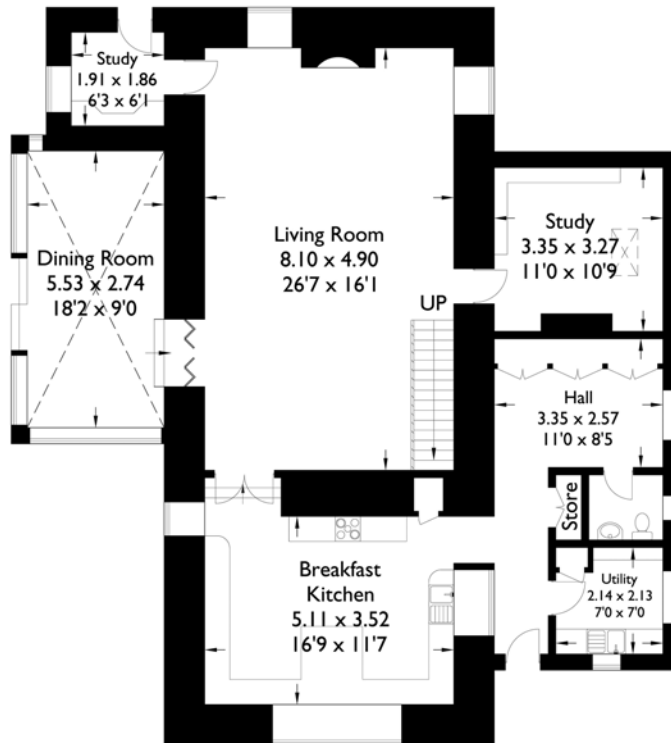
Approximate Gross Internal Area : 218.04 sq m / 2346.96 sq ft

Annex : 40.58 sq m / 436.79 sq ft

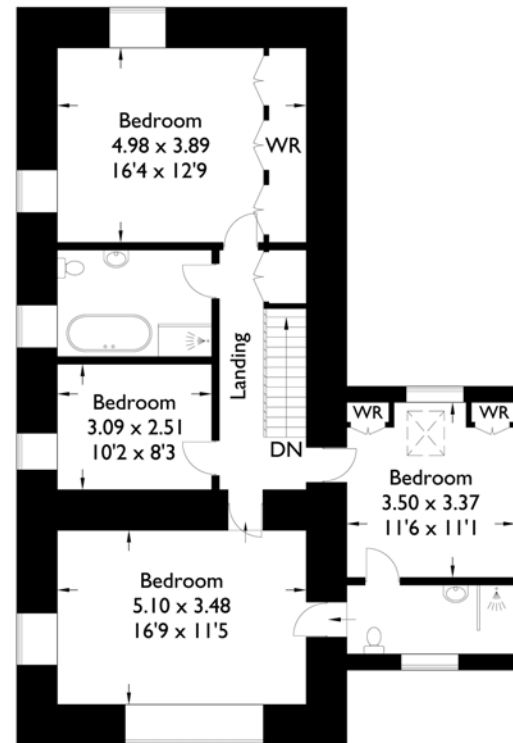
Timber Store : 13.32 sq m / 143.37 sq ft

Total : 271.94 sq m / 2927.13 sq ft

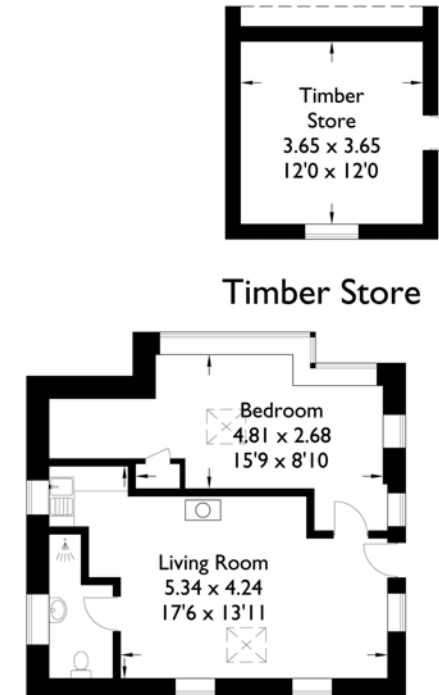
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor



Annex

Timber Store

Savills Wilmslow
wilmslow@savills.com
01625 417450

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs:		
England & Wales		
EU Directive 2002/91/EC		