





Features

- Superb Secluded Location
- Fantastic Views
- Standing in 15 Acres
- Grade II Listed Four Bed Farmhouse
- 58FT Barn plus Cottage
- Historic Mill Ruin

Standing in approximately 15 acres of grounds in the beautiful village of Hayfield, a unique opportunity to acquire a Grade II listed farmhouse with numerous outbuildings including a large barn, old mill ruin and former detached cottage. Nestled on the doorstep of Kinder Scout, enjoying a secluded private position away from the road with fabulous forward views. This charming farmstead offers endless possibilities for those looking to build their own life in the country. Tremendous scope for development/conversion (subject to planning) and a perfect position for any small holding. A mixture of grazing land and woodland, accessed by its very own road, this superb project is truly extraordinary. VIEW BY APPOINTMENT ONLY



Dating back to 1784, Phoside Farm is a Grade II listed detached farmhouse with many features including mullion windows.

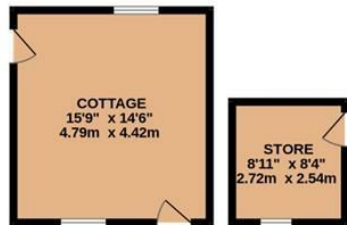
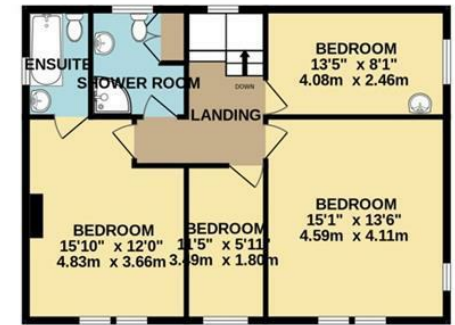
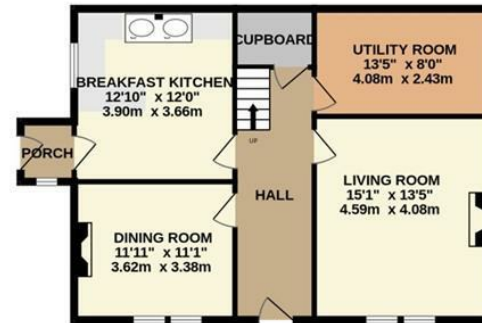
Situated at the foot of the Kinder Scout, Hayfield is renowned for its annual Country Show and Sheepdog trials. You will find a range of shops as well as a popular art gallery and gift shop and the Sett Valley Trail links Hayfield to New Mills. Placed between Glossop, Chapel-en-le-frith and New Mills, it's an ideal place to live away from the busier nearby towns with excellent rail links to Manchester and Sheffield.



GROUND FLOOR
2591 sq.ft. (240.7 sq.m.) approx.



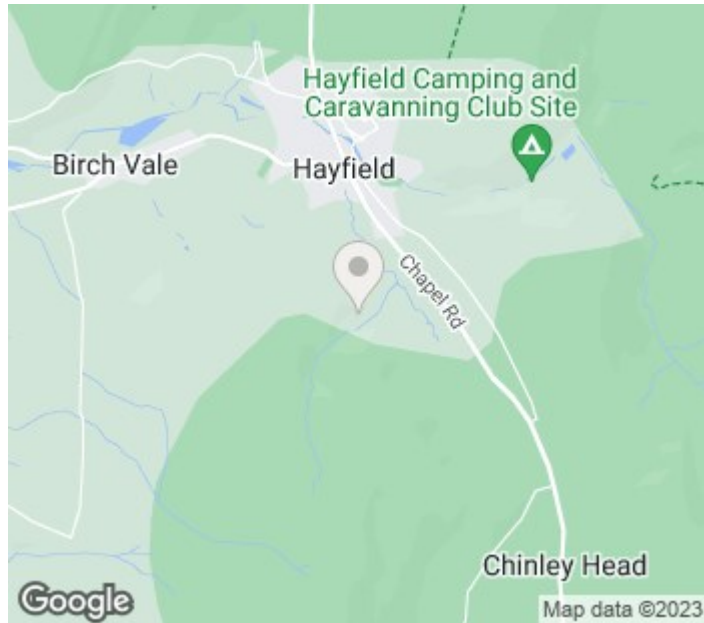
1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 3305 sq.ft. (307.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.