





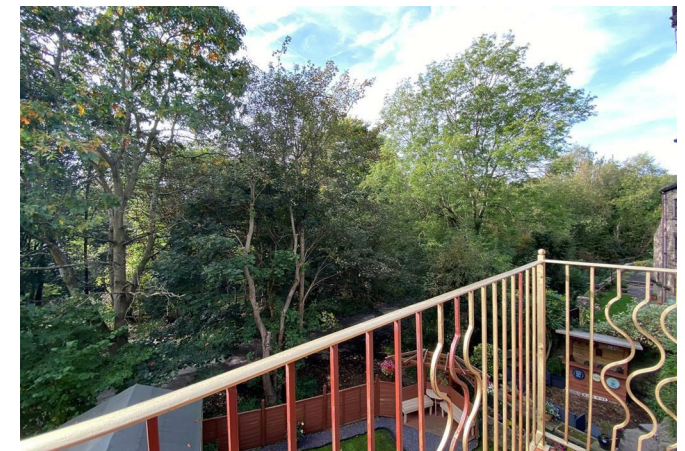
Price £675,000



Features

- Extensive Stone Built Detached Home
- Arranged Over Five Floors
- Currently Two Separate Dwellings
- Beautifully Presented Throughout
- Excellent Location
- South Facing Gardens With a Wooded Outlook

A stunning Georgian detached family home bursting with charm and character. Beautifully presented, extensive accommodation over five floors with a stylish neutral colour palette, large bright rooms and set in an idyllic semi rural location with a wooded rear aspect. With the added benefit of a completely separate self contained two double bedroom cottage below, this property offers accommodation for those living with extended family or those looking for a holiday let opportunity. The main accommodation briefly comprises; sitting room, dining kitchen, large living/dining room with Juliette balcony overlooking the garden, utility room, useful cellars, to the first floor there are three large double bedrooms, separate wc, and luxurious family bathroom. There are two further double loft rooms both with Velux windows and beamed ceilings. The cottage below comprises a contemporary dining kitchen, living room, large inner hallway/study, two double bedrooms and modern family bathroom. Externally there is driveway parking and a lovely private rear garden with lawn, established bedding, garden room with glass doors, power, light and your very own bar.



Situated on the edge of New Mills, a former mill town lying at the junction of the Rivers Goyt and Sett and located just outside the Peak District National Park, Thornsett, Birch Vale is a charming village for those who enjoy life in the country but great access to the town.

Boasting a primary school, selection of pubs and the Sett Valley Trails, Birch Vale is a wonderful community for those that love the outdoors.

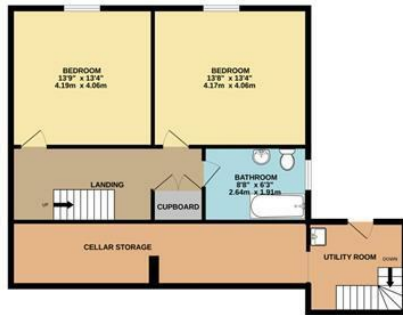
Local places of interest include Sett Valley Trail, a 2.5 mile trail for walkers, cyclists and horse riders along the old railway track to Hayfield and the Goyt Way, linking the Manchester conurbation with the Goyt Valley and the Peak District National Park.



GROUND FLOOR REAR



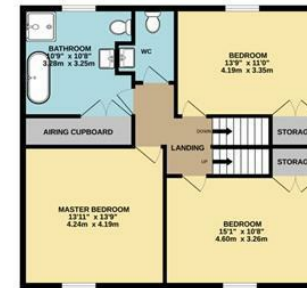
FIRST FLOOR REAR



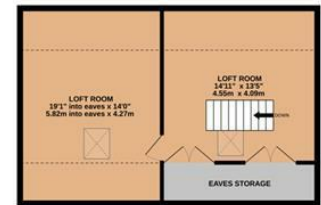
GROUND FLOOR FRONT



1ST FLOOR FRONT



2ND FLOOR FRONT



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.