

The Old Posting House, Market Street, Hayfield, SK22 2EW



- FREEHOLD & NO VENDOR CHAIN
- Charming Village Location
- 1880 Former Posting House
- Five Bedrooms
- Spanning 4 Floors
- Garage, Utility & W/C
- Off Road Parking
- Generous Accommodation
- Close to Open Countryside
- Close to Local Amenities

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MAIN DISCRIPTION

*****FREEHOLD & NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this former Post Office built situated within the heart of the desirable and historic Hayfield Village.

The village of Hayfield is in the valley of the River Sett between the towns of Glossop, New Mills and Chapel-en-le-Frith. Situated at the foot of Kinder Scout, the property is ideally positioned for those buyers looking to be within close proximity to open countryside and stunning local walks. This stunning village offers local shopping facilities and lovely pubs and restaurants and is within close proximity to New Mills Railway Station with direct links to Manchester and Sheffield.

The internal accommodation is spacious and spanning four floors and in brief comprises; Lower Ground Floor with Garage, w/c and Utility Room, Kitchen/Diner and Lounge to the ground floor, Two Bedrooms and Bathroom to the first floor and Three Bedrooms to the second floor.

Externally to the rear is a cobbled area providing vehicular access to the garage and enjoying a lovely church and river backdrop.

Viewing is highly recommended.



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LOUNGE

13' 2" x 15' 9" (4.03m x 4.81m) Lounge to the former post office with external door and large window to the front elevation, ceiling light point, cornice to ceiling and internal door through to kitchen diner.



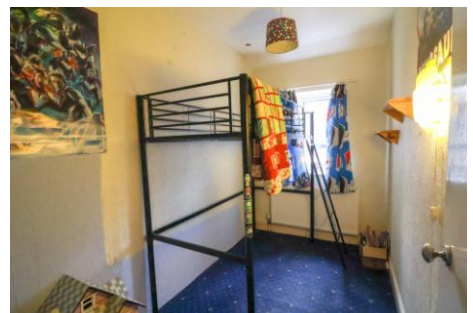
KITCHEN/DINER

12' 9" x 12' 5" (3.9m x 3.8m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, double range master oven, ceiling spotlights, integrated full-size dishwasher, boiler housing with integrated tall fridge freezer, ceiling spotlights, uPVC double glazed window to the rear elevation, wall mounted radiator, stairs to the first floor accommodation and stairs to the lower ground.



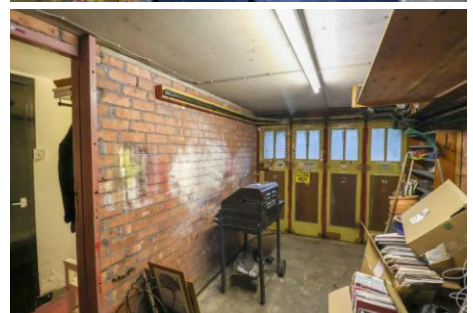
LANDING

Stairs from the ground to the first floor, ceiling light points, window to the rear elevation, internal doors to the first floor and wall mounted radiator.



BEDROOM ONE/SECONDARY LOUNGE

13' 2" x 15' 9" (4.03m x 4.81m) A very generous double bedroom/lounge with window to the front elevation, TV aerial point, wall mounted radiator and ceiling light point.



BATHROOM

8' 6" x 5' 4" (2.61m x 1.63m) A three-piece suite comprising low-level w/c, pedestal sink unit and bath with over bath shower with rainfall and handheld shower heads, splashback tiling, wall mounted chrome heated towel rail and ceiling spotlights.



BEDROOM FIVE/STUDY

8' 6" x 7' 1" (2.61m x 2.16m) A single bedroom with fitted storage and shelving uPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

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SECOND FLOOR LANDING

Second floor landing with stairs from the first floor, uPVC double glazed window, loft access points, ceiling light point and internal doors to accommodation.

BEDROOM TWO

12' 9" x 12' 7" (3.9m x 3.86m) A further double bedroom with uPVC double glazed window to the rear elevation with Riverside and church aspect and lovely view of the surrounding countryside, fitted wardrobes to walls, ceiling light point and wall mounted radiator.

BEDROOM THREE

10' 4" x 6' 0" (3.15m x 1.85m) A further double bedroom with UPVC double glazed window to the front elevation wall mounted radiator and ceiling light point.

BEDROOM FOUR

10' 4" x 6' 0" (3.15m x 1.85m) A single room with uPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

LOWER GROUND FLOOR WC

A Two piece suite comprising of low-level w/c and sink unit, extraction fan and ceiling light point.

GARAGE

19' 2" x 8' 2" (5.86m x 2.5m) Vehicle access door, ceiling light point, power points and excellent workshop.

UTILITY / PANTRY

15' 3" x 12' 9" (4.66m x 3.9m) A storage pantry with ceiling light point, storage racks leading to coal bunker, plumbing for automatic washing machine.



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EXTERNAL

Rear - vehicular access to the rear of the property providing access to the garage.

Tenure - FREEHOLD

Council Tax Band - D

EPC Rate - C

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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