

Premier Homes



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Spinnerbottom, Birch Vale, High Peak, SK22

Asking Price **£689,950**

Victorian Detached Property	Gas Central Heating	Refurbished Sash Windows	Extensive Garden	Off Road Parking
Original Features	4 Bedrooms	Three Reception Rooms	Two Bathrooms	Close to the Sett Valley Trail
Idyllic Countryside Setting with Stunning Views	Tom Howley Kitchen/Breakfast Nook	EPC Rating: E	Council Tax Band: D	Tenure: Freehold

Ian Tonge Property Services offer for sale this unique and beautiful Victorian four bedroom detached property, situated in the picturesque location of Birch Vale, next to the Set Valley Trail. This charming property provides bags of character mixed with contemporary style and comfort, perfect for family living. There are three generous, tastefully decorated receptions with original feature fireplaces, four spacious bedrooms with stunning views from every window, a modern family bathroom, fully fitted home office located in the converted cellar, downstairs shower room and utility.

At the heart of the property is an elegant bespoke Tom Howley kitchen with fitted breakfast nook seating area, integrated appliances, a Lacanche range oven, limestone floor with underfloor heating and access through the Rockdoor/stable door out onto the generous, beautifully maintained garden, with off road parking to the front aspect of the property. Viewings highly recommended to appreciate this outstanding property

Entrance hallway

5'0"x12'9" (3m 88cm)

Front door with double glazed glass panels, high ceilings with original feature mouldings, wall panelling, Karndean floor, stairs to first floor with traditional balustrade, carpeted stairs, radiator and solid wooden doors.

Family room

13'0"x15'9" (4m 80cm)

Double glazed refurbished sash window overlooking the front of the property, original feature fireplace with log burning stove, traditional picture rail and cornice, radiator and carpet.

Dining room

10'0"x12'8" (3m 86cm)

Double glazed refurbished sash window overlooking the front of the property, traditional fireplace with slate hearth, solid wooden door, traditional cornicing and picture rail, radiator with cover, reclaimed wooden plank floor boards

Living room

16'0"x12'9" (3m 88cm)

Traditional stone fireplace with log burning stove and stone hearth, double glazed uPVC sliding doors leading out onto the garden, oak wood floor boards, built-in shelving on both sides of the fireplace, door leading downstairs into the cellar/home office, wall lights, radiator.

Kitchen

20'0"x10'1" (3m 7cm)

Bespoke Tom Howley kitchen with extensive storage, Lacanche range cooker, integrated extractor fan, dishwasher and fridge. Belfast sink, mixer tap, granite worktops, lights under cabinet, traditional double glazed sash window and composite Rockdoor stable door leading out into garden. Built in breakfast nook seating area with granite worktop. Limestone tiled floor with underfloor heating, contemporary radiators, wall lights, door into the utility room.

Utility

6'0"x8'0" (2m 43cm)

Space for washing machine, dryer and freezer. Laminate worktop, limestone tiled floor, built-in shelving, radiator, tiled splashback, electric box, double glazed window overlooking garden, door leading to shower room.

Shower room

6'0"x4'9" (1m 44cm)

Tiled floor, tiled shower cubicle with shower and tray. Floating sink with storage, toilet, mirrored wall cabinet, towel radiator, downlights, extractor fan.

Home office

13'0"x11'6" (3m 50cm)

Converted cellar into home office, fitted desk unit, with storage and laminate worktop, boiler in storage cupboard, laminate flooring, built-in shelves and wine rack, downlights.

First floor landing

6'0"x6'1" (1m 85cm)

Solid wooden doors leading to bedrooms and family bathroom. Loft hatch.

Bedroom one

13'0"x12'7" (3m 83cm)

Large double bedroom, fitted refurbished wardrobes, double glazed traditional sash windows with stunning views to the front of the property. Panelling on feature wall to compliment the wardrobes, plush carpet, radiators.

Family bathroom

8'0"x6'3" (1m 90cm)

Modern, fully tiled bath with taps, traditional double glazed sash window, great size shower cubicle with rain shower, towel radiator, sink unit with feature bowl and mixer tap. Mirrored wall cabinet with lights and Bluetooth speaker. Toilet, downlights.

Bedroom two

13'0"x15'9" (4m 80cm)

Large double room, plush carpet, traditional refurbished double glazed sash window overlooking the front aspect of the property. Radiator and hanging ceiling light.

Bedroom three

13'0"x10'1" (3m 7cm)

Double bedroom with plush carpet, radiator, traditional double glazed sash window overlooking the garden.

Bedroom four

8'0"x12'9" (3m 88cm)

Traditional sash double glazed window overlooking the garden, storage cupboard with water tank, radiator, plush carpet and hanging ceiling light.

Loft

Large storage space, part boarded. Potential conversion.

Garden and outside space

Private landscaped garden with stone patio area, steps leading onto the beautifully manicured lawn with mature trees. To the front of the property is a cobbled off road

parking area, landscaped front garden and steps leading up to the main entrance.



