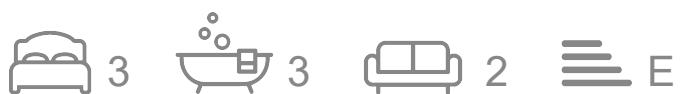


## Lane Ends Barn Long Lane

High Peak, SK23 9UT

£750,000



# Lane Ends Barn Long Lane

High Peak, SK23 9UT

Tenure Freehold Council Tax Band E



Nestled in heart of the picturesque village of Combs, High Peak, this charming barn conversion with additional separate detached 1 bedrooomed Annex presents a unique opportunity for those seeking a blend of rustic charm and modern living. Located on Long Lane, in the centre of the village the property boasts a spacious layout with three well-proportioned bedrooms, 2 with en-suite and a master Bathroom , with 2 ground floor reception rooms and a family Dining Kitchen and Utility. . The main house and Annex are both fully sealed unit double glazed and have Oil fired central heating throughout. and are presented to the very highest of standards.

Lane End Barn offers a substantial yard area with ample off road parking with car port and a detached Garage / Workshop as well as a Substantial Barn offering over 800 square feet of space suitable for a variety of purposes.

Combs is a delightful village that combines rural tranquillity with easy access to local amenities and transport links, ensuring that you are never far from the essentials.

The surrounding area is renowned for its stunning natural beauty, with rolling hills and scenic walks right on your doorstep, making it a haven for outdoor enthusiasts.

## DIRECTIONS

From our Buxton office, bear right and then right again at the Spring Gardens roundabout. Follow the by-pass, at the second roundabout bear left and proceed up Fairfield Road and out of Buxton. Proceed through Dove Holes and follow the road, bearing left off the by-pass at the signpost for Chapel-en-le-Frith. Proceed through the village and continue along the road and turn left at the signpost for Coombs. Follow the lane into the centre of the village with the Beehive Public House on the right hand side. Continue into Long Lane and Lane End Barn will be seen immediately on the right hand side.

## GROUND FLOOR

### Entrance Porch

5'6" x 5'5" (1.68m x 1.65m)

With quarry tile floor and single radiator.

### Entrance Hall

11'6" x 8"7" (3.51m x 2.44m2.13m)

With oak flooring throughout, stairs to first floor and sealed unit double glazed window to rear.

### Cloakroom

5'7" x 4'5" (1.70m x 1.35m)

With a low-level W.C., wall mounted wash-hand basin and tiled flooring. With single radiator, extractor fan and part-tiled.

## Dining/Kitchen

17'7" x 12'4" (5.36m x 3.76m)

With oak flooring throughout and fitted with an excellent quality range of maple base and eye level units and beech working surfaces, incorporating a one-and-a-half bowl enamel single drainer sink unit with tiled splashbacks. With a free standing electric Aga range and built-in oven with four ring ceramic hob and extractor over. With integrated dishwasher, integrated larder/fridge and oak flooring throughout. With sealed unit double glazed window to rear and side porch.

## Utility Room

9'2" x 6'11" (2.79m x 2.11m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With space and plumbing for a washing machine, space for a fridge/freezer, door to dining/kitchen and door to side porch.

## Office/Snug

10'4" x 9'2" (3.15m x 2.79m)

With oak flooring throughout, single radiator, T.V., aerial point and sealed unit double glazed window to rear.

## Side Porch

21'3" x 5'5" (6.48m x 1.65m)

With stone flagged flooring, stable door to outside, two sealed unit double glazed windows and a cast-iron multi-fuel stove.

## Lounge

15'10" x 15'0" (4.83m x 4.57m)

With a stone recessed fireplace and hearth, incorporating an Esse cast-iron living flame gas stove, double radiator, T.V., aerial point and four sealed unit double glazed windows to outside. With oak flooring throughout and exposed ceiling beams.

## FIRST FLOOR

### Landing

11'5" x 3'5" (3.48m x 1.04m)

With stripped wooden flooring and feature circular sealed unit double glazed window to outside.

### Bedroom One

15'10" x 15'8" (4.83m x 4.78m)

With stripped wooden flooring throughout, three loft windows, double radiator and access for eaves storage.

### En-Suite Bathroom

5'10" x 7'9" (1.78m x 2.36m)

Fitted with an excellent quality suite, comprising of a panelled bath with shower over and shower screen, low-level W.C., and pedestal wash-hand basin. With loft window, tiled flooring throughout and eaves storage.

Tel: 01298 24383

### Bedroom Two

12'6" x 11'7" (3.81m x 3.53m)

With stripped wooden flooring throughout, sealed unit double glazed window, feature, oval, sealed double glazed window to outside and double radiator,

### En-Suite Shower Room

7'3" x 5'5" (2.21m x 1.65m)

With a fully tiled and glazed shower cubicle and shower, low-level W.C., and pedestal wash-hand basin. With loft window, heated towel rail and extractor fan. Built-in shelving.

### Bedroom Three

11'5" x 8'7" (3.48m x 2.62m)

With stripped wooden flooring and sealed unit double glazed window to outside.

### Bathroom

7'6" x 5'5" (2.29m x 1.65m)

Fitted with a panelled bath with mixer shower ,LLWC and pedestal wash basin. With tiled flooring ,heated towel rail and loft window. Extractor fan .

### ANNEXE

An immaculately presented detached stone-built one bedroom annexe providing excellent accommodation. With lounge, dining living area and one bedroom wth en-suite wet room and patio garden to the front. With LPG gas central heating and and solar panels.

### Dining/Kitchen/Living Area

15'5" x 14'9" (4.70m x 4.50m)

With stripped wooden flooring throughout and fitted with an excellent quality range of base and some eye level units and working surfaces, incorporating an enamel unit with tiled splashbacks. With a feature brick chimney breast and recessed Esse Ironheart range oven. With uPVC front entrance door and Velux sealed unit double glazed loft window.

### Utility Room

5'10" x 3'7" (1.78m x 1.09m)

With space and plumbing for a dishwasher, space for larder/fridge and built-in shelving. Double radiator and hot water tank.

### Bedroom One

11'5" x 9'6" (3.48m x 2.90m)

With stripped wooden flooring, single radiator and T.V., aerial point and circular uPVC sealed unit double glazed window to outside.

### Wet Room

7'5" x 5'9" (2.26m x 1.75m)

With walk-in glazed shower cubicle, low-level W.C., and vanity wash-hand basin. With heated towel rail, Travertine tiling throughout, extractor fan and under floor heating.

### Garage/Workshop

19'8" x 14'8" (5.99m x 4.47m)

With light and power, work benches, insulated floor and ceiling and double doors to the front. Three sealed unit double glazed windows to outside.

### Barn

51'1" x 16'3" (15.57m x 4.95m)

A substantial detached barn with light and power suitable for a variety of uses.

### OUTSIDE

Lane End Barn is approached by a cobbled driveway suitable for the off-road parking for a number of vehicles wiht large yard area with access to the garage, barn and carport.



## Road Map



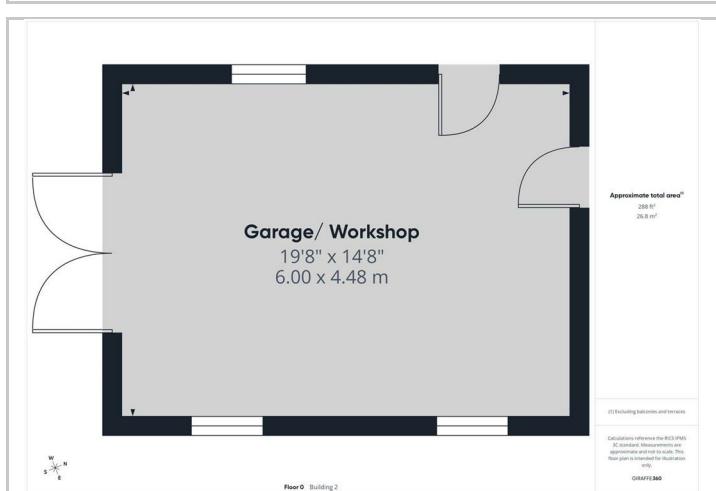
## Hybrid Map



## Terrain Map



## Floor Plans



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

### Important Notice

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## Energy Efficiency Graph

