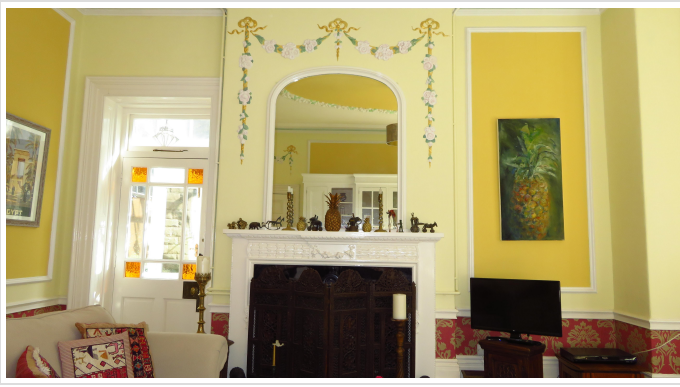


7 Bed Semi-Detached In Eccles Road , Chapel En Le Frith, SK23 9RW £930,000



Ref:16487





SHORT DESCRIPTION

Property Ref: 16487 A grand Victorian link-detached seven bedroom house situated on a hill overlooking Chapel-en-le-Frith and surrounded on two sides by fields with views towards Castle Naze and Combs Moss. There are very good transport links with Manchester by both road and rail. London is under 2 hours by rail from Macclesfield, which is a 20 minute drive from Chapel. The approach to the property is by a short privately owned unadopted lane with dry stone walls that opens into an attractive front garden with a drive between mature pines, yews and hollies. The property owns the drive, but the adjoining cottage has right of way to its own front gate. To the left of the house is a double garage. There is further room for outside parking for multiple cars. The imposing four storey stone constructed house has a flight of steps leading to the entrance porch and front door with simple leaded stained glass panels, which opens into a spacious hall. There are three reception rooms and a kitchen leading off the main hall. The dining room is very imposing with both ceiling and walls decorated with fine plasterwork. There is a large bay window looking towards the front of the house and a second large window overlooks a courtyard to the north side. The study or library is identical in size and design, but has a working fireplace with an unusual Art Deco copper surround and a door that opens into the spacious conservatory. The living room is a very attractive room which also has decorative plasterwork on the ceiling and walls. On the west side is a huge and beautiful leaded bay window incorporating stained glass panels. A door on the south side leads into the conservatory. The conservatory has a marble tiled floor and French doors open onto a stone paved patio. The kitchen leads off the end of the hall and contains an Aga as well as a modern electric cooker. There is a small annex to the side of the kitchen. A good sized cloakroom with many stained glass panels is found to the side of the kitchen. Access to a two-roomed cellar is next to the kitchen. This area has a stone flagged floor with one sizable room that has been partially converted to be used as a gym, but could also be further improved for use as a games room. The smaller area has been used for storage. A wide staircase leads to the first floor from the entrance hall. A large leaded arched window on the landing looks onto one side of the back garden. Three large double bedrooms lead off the first floor landing and a smaller fourth double bedroom (at present being used as a picture gallery) contains leaded French windows that open onto a usable, but small balcony over the entrance porch. There are wonderful views looking south from here over Castle Naze and the hills around. On this floor there is one bedroom with an ensuite shower room and two that contain their own wash hand basins. There is also a spacious L-shaped bathroom including a shower. A smaller staircase leads to the second floor and this area has been used as a self-catering B&B. There are three double bedrooms, two of which are spacious and a large bathroom. An open plan central area has a living space at one end and a kitchen diner at the other. Large velux windows give an excellent overview of the garden. The property stands in 1.4 acres which include gardens, a small meadow and a disused tennis court now with large raised beds for growing vegetables. The main lawn sweeps up from the patio and the garden is divided into rooms which are attractively and individually designed and planted with many mature scrubs and trees. There are two sheds, a greenhouse and a stone-built outbuilding that could be converted into a workshop or studio that has its own private walled courtyard. Walton House and its neighbour have enjoyed unrestricted access via the privately owned unadopted road since the properties were built in the late 19th century. The vendors and their predecessors are able to provide statutory declarations regarding this for the period covering the last 30 years. Walton House benefits from having had its complete roof sympathetically recovered with high quality refurbished Welsh slates in 2025 and the loft insulation upgraded in line with present Building Regulations. The roof benefits from a 10 year guarantee. Chapel-en-le-Frith is a characterful town just six miles from the historic spa-town of Buxton and only five miles from Mam Tor and Castleton. Although not large, Chapel is very well provided for in terms of facilities and amenities, which include three supermarkets, two petrol stations, a high school with sports facilities open to the public, a golf course, two surgeries, a chemist and a dentist, many shops and a variety of pubs, cafes and restaurants... and a set of stocks in the centre of the market place! There is a wealth of outdoor activity opportunities right on the doorstep, such as cycling and hill walking, alongside sailing and canoeing on the reservoirs. Property Type: Semi-detached Full selling price: £930000.00 Pricing Options: No Status Tenure: Freehold Council tax band: F EPC rating: D Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden, Enclosed Garden, Balcony Parking: Garage, Driveway Heating Type: Gas Central Heating.....



Bed Room(s)



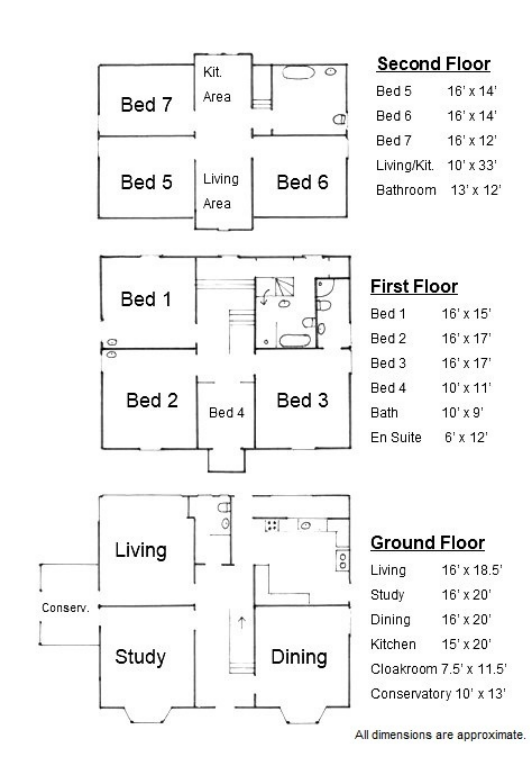
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

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