



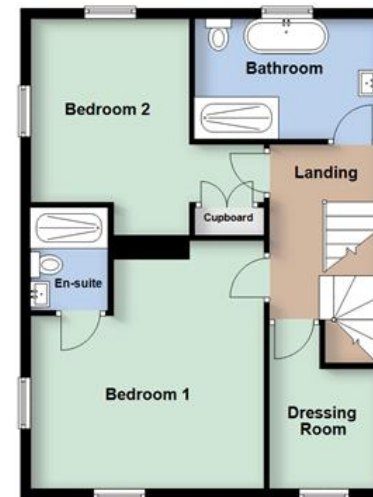
Wright Marshall THE WASH, CHAPEL-EN-LE-FRITH, HIGH PEAK,
SK23 0QW
Estate Agents

£895,000

Lower Ground Floor



First Floor



Ground Floor



Second Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



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Hallway

7.09m x 2.11m (23'3 x 6'11)
Timber entrance door, two radiators, Georgian solid oak flooring, and stairs to the lower ground floor and first floor.

Living Room

5.46m x 9.42m (17'11 x 30'11)
Five uPVC double glazed windows, gas fire, two radiators, two double glazed Velux windows, and exposed beams.

Kitchen

4.55m x 5.72m (max) (14'11 x 18'9 (max))
Three uPVC double glazed windows, fitted wall, base and island units with a granite worktop over, five ring gas hob, integral oven and grill, stainless steel 1.5 bowl sink with drainer, integral fridge, freezer, dishwasher, radiator, and Georgian solid oa

Dining Room

4.55m x 4.55m (14'11 x 14'11)
uPVC double glazed double doors, log burner, radiator, and Georgian solid oak flooring.

WC

WC, wash basin with a mixer tap over, radiator, and Georgian solid oak flooring.

First Floor Landing

Two uPVC double glazed windows, radiator, and stairs to the second floor.

Bedroom One

4.52m x 4.55m (14'10 x 14'11)
Two uPVC double glazed windows and a radiator.

En suite

2.01m x 1.47m (6'7 x 4'10)
Enclosed shower cubicle with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, fitted mirrored cabinet, ladder style radiator, and wood effect flooring.

Dressing Room

3.20m x 2.13m (10'6 x 7)
uPVC double glazed window, radiator, and fitted wardrobes.

Bedroom Two

4.22m x 3.12m (13'10 x 10'3)
Two uPVC double glazed windows, built in wardrobes, and a radiator.

Bathroom

2.34m x 3.56m (7'8 x 11'8)
uPVC double glazed windows, free standing roll top bath with a mixer tap over, walk in shower cubicle with a wall mounted shower fitment over, WC, pedestal wash basin, period style radiator, and wooden flooring

Second Floor Landing

Bedroom Three

4.60m x 4.65m (15'1 x 15'3)
uPVC double glazed windows, radiator, and access to eaves storage space.

Bedroom Four

2.29m x 4.57m (7'6 x 15)
uPVC double glazed windows, radiator, and access to eaves storage space.

Bathroom

1.78m x 1.68m (5'10 x 5'6)
P shaped Jacuzzi bath with a shower fitment over, WC with a push flush, pedestal wash basin, ladder style radiator, and wood effect flooring.

Utility Room

4.24m x 3.84m (13'11 x 12'7)
Wooden double glazed window, fitted wall and base units, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dryer, radiator, wood effect flooring, and a built in cupboard housing the boiler and hot water cylinder.

Integral Garage

5.31m x 4.80m (17'5 x 15'9)
Electric roller garage door, two windows, built in storage, light and power, and a stable door leading to the garden.

Annexe Entrance Hall

Timber entrance door, built-in bookshelves, radiator, and skylight.

Annexe Living Room / Kitchen

4.01m x 2.90m (13'2 x 9'6)
uPVC double glazed double doors and window, fitted wall and base units, four ring electric induction hob, stainless steel sink and drainer with a mixer tap over, double glazed Velux window, and a radiator.

Annexe Bedroom

4.06m x 2.59m (max) (13'4 x 8'6 (max))
uPVC double glazed windows, radiator, and a double glazed Velux window.

Annexe En suite

3.28m x 1.91m (max) (10'9 x 6'3 (max))
Double glazed Velux window, enclosed shower cubicle with a wall mounted shower fitment over, WC with a push flush, wash basin with a mixer tap over, wall-mounted mirror, ladder style radiator, and wood effect flooring.

“Brookcliff House” and “Brookcliff Cottage” form a magnificent Georgian residence, originally constructed in the 19th century, incorporating an integrated 17th century chapel. The property enjoys an elevated position in an idyllic setting within the sought after conservation area of The Wash, on the edge of the Peak District National Park, surrounded by scenic countryside with views towards South Head and Eccles Pike. The property has been tastefully restored by the current owners and retains much of its original character and period features, including oak beams, fireplaces and decorative coving. The accommodation currently comprises a welcoming reception hall and an impressive 553.92 sq ft living room, originally one of the first Quaker chapels in the area, featuring A frame beams and a magnificent stone fireplace. There is also a fitted breakfast kitchen with granite worktops and integrated Neff appliances, a dining room, and a ground floor WC. To the first floor is a spacious landing, two double bedrooms with an en suite to the principal bedroom, a fitted dressing room, and a family bathroom. The second floor provides two further double bedrooms and an additional bathroom. To the lower ground floor there is a utility room, integral garage, store room, and a cellar workshop. In addition to the main house, there is an attached self contained annexe known as Brookcliff Cottage, which can be accessed both privately and internally from the main house. The cottage features an entrance hall, open plan living kitchen area, double bedroom, and en suite shower room. Externally, the property offers well maintained gardens with mature borders, a pond, and ample off road parking.

