



Church Street, Hayfield, High Peak

Guide Price: £225,000

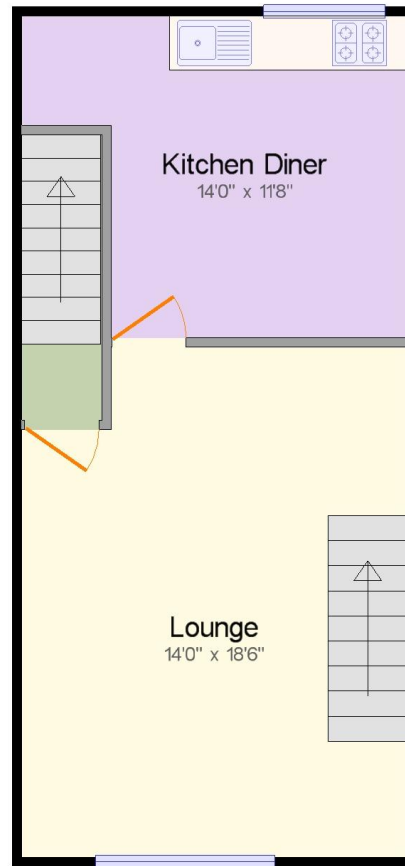
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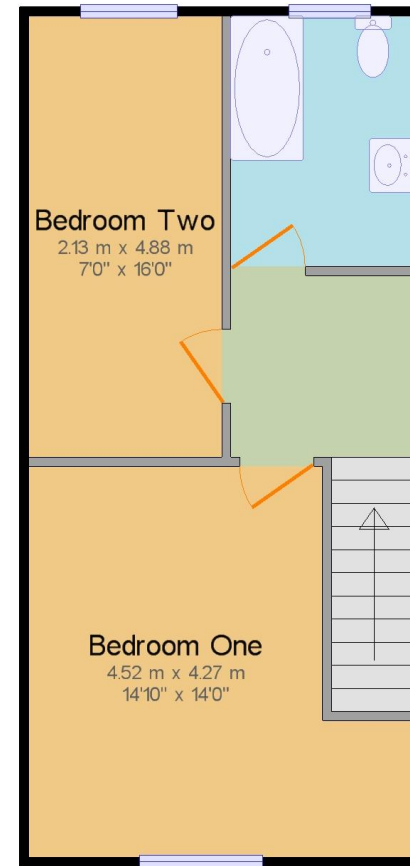
This charming mid stone terrace weaver's cottage is set in the heart of the village centre of Hayfield on the edge of the Peak District National Park. The flexible accommodation, over three floors, currently consists of a duplex apartment above (currently let) and an office/shop below at street level. Please note the shop could easily be reinstated as an integral part of the property or retain and live above - work below. In brief the ground floor office/shop space includes a WC and kitchenette providing access to the rear entrance, courtyard and staircase up to the duplex apartment. The apartment consists of a private entrance door leading into a spacious lounge with attractive stone mullion windows and a well-appointed, bright dining kitchen. Second floor landing area, two double-bedrooms and a bathroom/WC. An internal inspection is strongly recommended. The property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.



Ground Floor



1st Floor



2nd Floor

Total approx floor area: 1286.3 ft² (119.5 m²)
 Ground Floor: 431.3 ft² (40.1 m²)
 1st Floor: 427.0 ft² (39.7 m²)
 2nd Floor: 427.9 ft² (39.8 m²)



Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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