



Rosannah Cottage Lane Head, Longnor, Derbyshire, SK17 0PD

Saxton Mee

# Rosannah Cottage Lane Head

Offers In The Region Of

**£495,000**

## Idyllic Rural Setting

A charming stone built detached character cottage with delightful gardens a detached garage and off road parking. Occupying a peaceful picturesque setting in the pretty rural village of Longnor bordered by impressive countryside. Currently run as a successful holiday cottage with the contents by separate negotiation, the generous property is also ideal as a main home. The historic village boasts a local shop, café, country inn and primary school and additional amenities are available at nearby Buxton & Bakewell.

The immaculately presented accommodation comprises: a stable style door opens into the fitted kitchen with integrated appliances and slate floor, a spacious dining room and a well proportioned sitting room with a cast iron fireplace. Double doors open into the garden room.

First floor: landing, double bedroom one, double bedroom two, bathroom and a further bedroom.

Exterior: a detached stone built garage and off road parking. The pretty, well stocked tiered gardens border the property to the side and to the rear and include seating terraces, planted beds and borders with specimen shrubs and trees.

No Upward Chain.

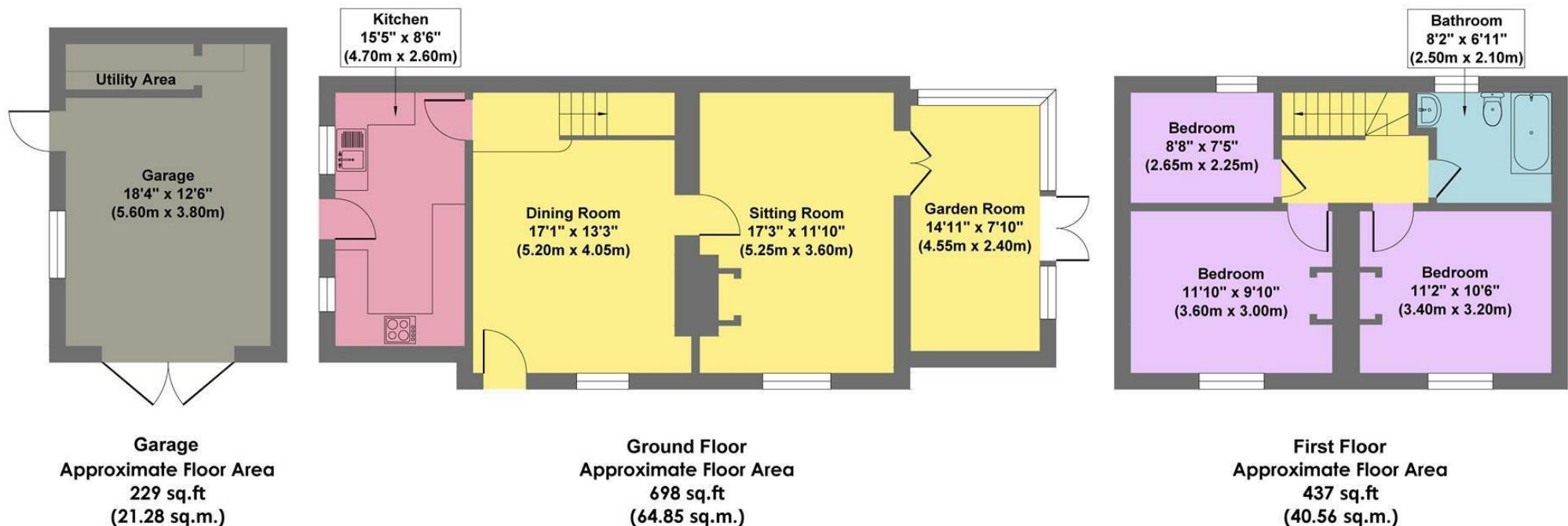
Council Tax Band: N/A

- Bordered By Spectacular Countryside
- Ideal Main Home Or Holiday Cottage
- Village Amenities
- Garage & Off Road Parking
- Peaceful Picturesque Setting
- Attractive Tiered Gardens
- Contents By Separate Negotiation
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office





## Rosannah Cottage



**Garage**  
Approximate Floor Area  
229 sq.ft  
(21.28 sq.m.)

**Ground Floor**  
Approximate Floor Area  
698 sq.ft  
(64.85 sq.m.)

**First Floor**  
Approximate Floor Area  
437 sq.ft  
(40.56 sq.m.)

**Approx. Gross Internal Floor Area 1364 sq.ft / 126.69 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'