



Silver Birches Litton, Buxton, Derbyshire, SK17 8QP

Saxton Mee

# Silver Birches Litton

## £725,000

A rare opportunity to acquire this spacious three-bedroom, two-bathroom detached home, enjoying a peaceful setting in the highly sought-after Peak District village of Litton. Built in 1983, Silver Birches occupies an excellent plot in the heart of the village, offering generous living space, mature gardens and beautiful countryside views.

Litton is one of the Peak District's most desirable villages, centred around its picturesque green and offering a well-regarded primary school, village shop, Post Office and welcoming country inn. Further amenities are available in nearby Tideswell, with Bakewell and Buxton both within easy reach.

The accommodation comprises a spacious entrance porch leading into the hallway, a country-style kitchen with a range of fitted units and appliances, and a generous sitting room featuring a log-burning stove. The adjoining conservatory enjoys lovely views over the surrounding countryside.

The ground floor also offers a spacious double bedroom with an en-suite shower room. A staircase leads to a dressing area, walk-in wardrobe and useful storage room. A practical utility room completes the ground floor.

To the first floor are two further double bedrooms, both with fitted wardrobes, together with a family bathroom featuring a three-piece suite and separate shower cubicle.

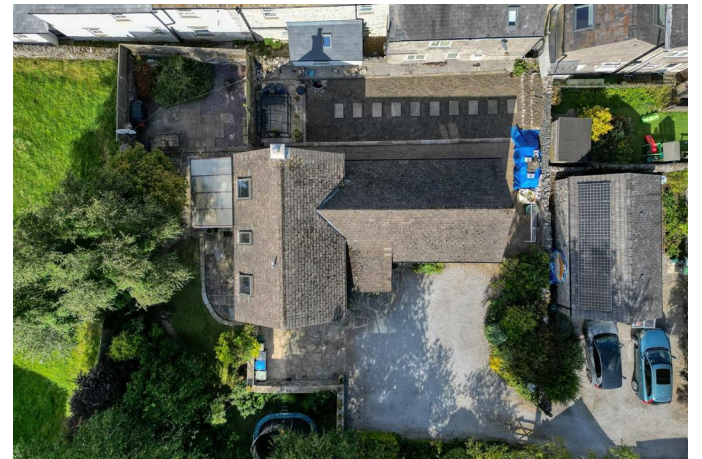
Outside, mature gardens wrap around the property, bordered by the silver birch trees from which the home takes its name. A wooden country gate opens onto a driveway providing ample parking, while the rear patio enjoys superb countryside views. A generous vegetable garden, single garage with electric roller door and adjoining workshop complete this wonderful home.

Silver Birches offers a fantastic opportunity to enjoy spacious, flexible accommodation in one of the Peak District's most sought-after villages.



- Three Bedroom Detached Property
- Occupies An Excellent Plot
- Desirable Village
- Direct Access to Many Local Walks
- Centrally Positioned In A Peaceful Setting
- Easy Reach Of Local Shops & Amenities
- Off Road Parking For Several Vehicles
- Within Lady Manners School Catchment Area
- EPC - D
- Viewings: Bakewell Office





## Silver Birches



**Approx. Gross Internal Floor Area 2025 sq.ft / 188.14 sq.m**

Illustration for identification purposes only. Measurements are approximate, not to scale

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