



Ground Floor



First Floor



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

MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered with NO ONWARD CHAIN, this substantial FOUR BEDROOM DETACHED PROPERTY is situated in a semi rural location with far reaching views across the Goyt Valley. Requiring modernisation throughout, the property offers excellent potential and comprises a porch, entrance hall, large bay fronted living room with open cast iron fireplace and log burner, dining kitchen, study, versatile family room, utility room, ground floor WC, FOUR DOUBLE BEDROOMS including a spacious principal bedroom with en suite, and a family bathroom. Externally, the property benefits from off road parking for three vehicles and an enclosed courtyard garden to the side with gated access. The elevated side and rear gardens enjoy open views across the surrounding countryside. Approximately 2.5 miles from Buxton and 4.5 miles from Whaley Bridge, the property is well placed for local amenities and transport links, including rail services to Manchester Piccadilly and Stockport. The location also provides easy access to open countryside, with Fernilee Reservoir and the wider Goyt Valley close by.

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There is also the option to lease an additional garden area of around 306 sq m from High Peak Borough Council for approximately £75 per annum.

NOTES

Tenure: Freehold
 Council Tax Band: G
 EPC Rating: TBC
 Services: Oil fired heating, septic tank drainage, borehole water supply.
 What3Words Location: informs.moves.windpipe

PORCH

uPVC entrance door with double glazed windows and tiled flooring.

LIVING ROOM

29'1 x 18'4 (max) (8.86m x 5.59m (max))
 uPVC double glazed bay window, open cast iron fireplace with log burner, three radiators, and stairs leading to the first floor.

DINING KITCHEN

15'11 x 14'6 (4.85m x 4.42m)
 Timber side entrance door, timber framed window, fitted wall and base units, space for a range cooker, stainless steel 1.5 bowl sink and drainer with mixer tap over, and tiled flooring

INNER HALLWAY

Velux window and electric wall mounted radiator.

STUDY

8'2 x 7'8 (2.49m x 2.34m)
 Double glazed windows and wood effect flooring.

FAMILY ROOM

18'9 x 25'6 (5.72m x 7.77m)
 Two uPVC double glazed windows, three timber framed windows, and a radiator.

UTILITY ROOM

18'9 x 8'9 (5.72m x 2.67m)
 Composite door, two double glazed windows, and fitted wall and base units.

WC

Timber framed window, pedestal wash basin, and WC.

FIRST FLOOR LANDING

uPVC double glazed windows, two radiators, and a built in cupboard.

BEDROOM ONE

9'2 x 16'2 (2.79m x 4.93m)
 Timber framed windows, radiator, and aluminium double glazed sliding doors leading to the rear garden.

EN SUITE

5'11 x 11'4 (1.80m x 3.45m)
 Timber framed window, enclosed shower cubicle with electric shower, WC, pedestal wash basin, two radiators, part tiled walls, and wood effect flooring.

BEDROOM TWO

11'10 x 12'4 (3.61m x 3.76m)
 Two uPVC double glazed windows and two radiators.

BEDROOM THREE

12 x 12 (max) (3.66m x 3.66m (max))
 uPVC double glazed window and radiator.

BEDROOM FOUR

15'2 x 8 (4.62m x 2.44m)
 Three timber framed windows and two radiators.

BATHROOM

5'7 x 8'9 (1.70m x 2.67m)
 Bath with electric shower over, WC, pedestal wash basin, radiator, and part tiled walls.

EXTERIOR

The property benefits from off road parking for three vehicles, along with an enclosed courtyard garden to the side with gated access to the front. The elevated side and rear gardens enjoy stunning views across the Goyt Valley.

