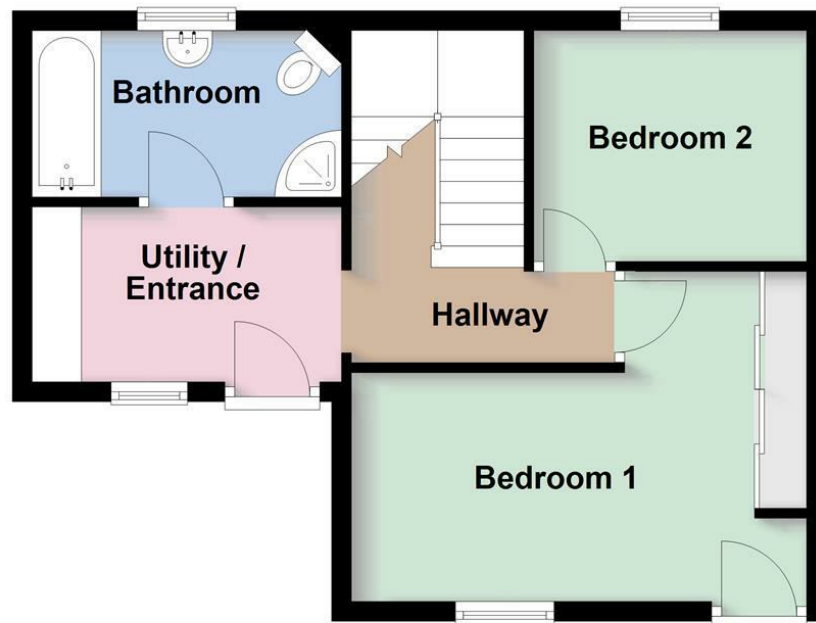
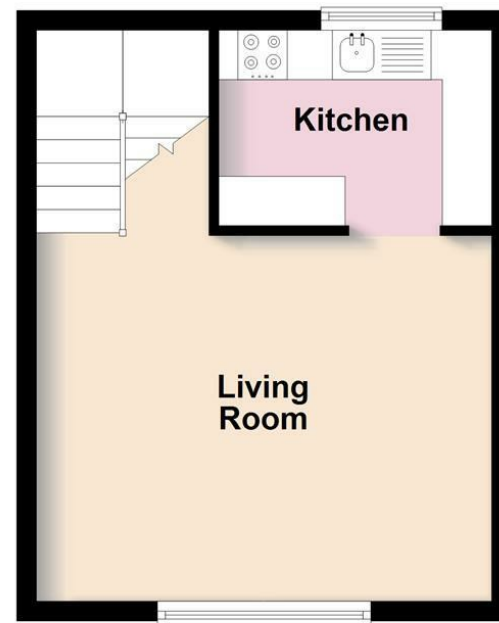


Ground Floor



First Floor



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



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

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.

Enjoying a superb ELEVATED POSITION, this CHARACTERFUL COTTAGE offers PANORAMIC VIEWS across the surrounding countryside, including Parkhouse and Chrome Hill. Set in a remote yet accessible spot, the property is just over 5 miles from Buxton and around 7 miles from Leek, making it well placed for access to local amenities and transport links. The accommodation comprises an entrance/utility room, two bedrooms, and a bathroom with separate bath and shower to the ground floor, with a living room featuring a multi-fuel burner and open views, and a kitchen to the first floor. Outside, there's a patio area to the front with OFF-ROAD PARKING, a detached garden/additional parking area, and a small terraced garden to the rear. The property offers excellent potential and would make an IDEAL HOLIDAY LET, second home, or countryside retreat.

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UTILITY / ENTRANCE

5'10 x 10'2 (1.78m x 3.10m)
uPVC door and double-glazed window, fitted worktop, plumbing for a washing machine, built-in cupboard, loft access, and tiled flooring.

BEDROOM ONE

10'6 x 14'9 (max) (3.20m x 4.50m (max))
uPVC door and double-glazed window, radiator, and built-in wardrobe with sliding doors.



BEDROOM TWO

7'8 x 9'1 (2.34m x 2.77m)
uPVC double-glazed window and a radiator.



BATHROOM

5'6 x 10'3 (1.68m x 3.12m)
uPVC double-glazed window, bath with mixer tap, shower cubicle with wall-mounted electric shower, WC with push flush, pedestal wash basin, ladder-style radiator, part-tiled walls, and tiled flooring.



INNER HALLWAY

Radiator, tiled flooring, and stairs to the first floor.

FIRST FLOOR

LIVING ROOM

19'2 x 15'1 (max) (5.84m x 4.60m (max))
uPVC double-glazed window, multi-fuel burner, and a radiator.



KITCHEN

6'6 x 9'1 (1.98m x 2.77m)
uPVC double-glazed window, fitted wall and base units, four-ring gas hob, integrated oven, stainless steel sink and drainer with mixer tap, and wood-effect flooring.



EXTERIOR

To the front of the property is a paved patio and off-road parking, along with a detached garden area which could also be used for additional parking. To the rear is a small raised garden.



NOTES

Tenure: Freehold
Council Tax Band: C
EPC Rating: D