



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Situated within the highly popular location of Gin Clough and benefitting from delightful gardens together with accommodation set over three floors is this Grade II Listed cottage. Comprising; hall, living room, dining kitchen, utility room, THREE BEDROOMS (one with en-suite) and shower room. Externally there is a DETACHED TWO STOREY DOUBLE GARAGE offering potential to convert (subject to planning permission). **EARLY VIEWING IS ESSENTIAL.**

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DIRECTIONS

On leaving Buxton along the Cat & Fiddle towards Macclesfield turn right signposted Rainow. Follow the road and upon entering Gin Clough the property can be found the right hand side.

ENTRANCE HALLWAY

Entrance door, exposed stonework, opening onto;

DINING KITCHEN

14'10 x 14'7 (4.52m x 4.45m)

Dining area with double glazed window, stairs to first floor and stairs leading to lower ground floor, window seat, space for table and chairs, two wall light points and exposed beams.

Kitchen area double glazed window, fitted with wall and base mounted units with granite work surfaces over and matching returns, single drainer sink unit with mixer taps, fitted dishwasher, fitted fridge, fitted oven with four ring electric hob and extractor above, concealed lighting, wood effect flooring.



LIVING ROOM

15'6 x 14'11 (4.72m x 4.55m)

Four double glazed windows, fireplace with cast iron stove and open brick chimney breast with wooden mantel, exposed beams and stone work, four wall light points.



LOWER GROUND FLOOR

Lobby area with space for washing machine and tumble dryer, door to outside patio, radiator, opening onto;

UTILITY ROOM

8'8 x 5'4 (2.64m x 1.63m)

Floor mounted central heating boiler, fitted cupboards with storage space, space for fridge/freezer.

BEDROOM THREE

14'7 x 6'9 maximum (4.45m x 2.06m maximum)

Double glazed window, radiator.



FIRST FLOOR LANDING

Exposed beams and stonework, airing cupboard with hot water cylinder, two wall light points.

BEDROOM ONE

14'6 x 11'7 (4.42m x 3.53m)

Double glazed window, exposed lintel and stonework, three wall light points, radiator, walk in storage cupboard.



BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)

Double glazed window, built in wardrobe with hanging space, access to roof void and door to;



EN-SUITE

Shower cubicle with shower fittings over, low level WC, wash hand basin with tiled splash back, heated towel rail, extractor fan.



SHOWER ROOM

Double shower cubicle with shower fittings over, low level WC,

pedestal wash hand basin, two radiators, part tiled walls, fitted storage cupboard. Double glazed window.

EXTERNALLY

The property offers an enclosed front garden, laid to lawn with borders and gated access from the road.

There is a driveway providing off road parking space leading to the detached double garage together with allowing access to the main garden and greenhouse area.

The rear garden is tiered with large upper patio, walkways leading to the main part of the garden together with an ornamental pond area and small bridge crossing the stream that runs between the garden. There is also a greenhouse.



DETACHED DOUBLE GARAGE

17'4 x 16'6 (5.28m x 5.03m)

(Offering potential to convert into additional accommodation subject to gaining the necessary planning permission) Power and lighting, double opening doors, two double glazed windows and double glazed Velux style window.



GARAGE BASEMENT LEVEL

Offering two open plan rooms with full head height and accessed from the rear.

Both areas measuring 15'5 x 7'7.

COUNCIL TAX BAND - E