



# Springhill Cottage, Priestcliffe Ditch

Buxton, SK17 9TH

A charming 17th Century three bedroomed, detached cottage, beautifully positioned in the Peak District hamlet of Priestcliffe Ditch, benefitting from driveway parking and pretty cottage gardens. The cottage is 6 miles equidistant between Bakewell between Buxton and occupies a glorious position with southerly views across neighbouring countryside, this much loved cottage has accommodation arranged over two floors and has lapsed planning permission for a garage and a garden room. The property benefits from solid wood sealed unit double glazing and the property is offered to the market with no onward chain.

The front door opens to an entrance porch with two windows and quarry tiled flooring. A glazed door opens to the dining room with a front facing aspect, exposed limestone wall and original fireplace with solid stone lintel. The adjoining sitting room enjoys a dual aspect with a pleasant view across local fields and the garden. The focal point of the



- Charming detached cottage in the hamlet of Priestcliffe Ditch
- Entrance porch
- Charming south facing garden
- Offered to the market with no onward chain

- Sitting room with multi fuel stove
- Kitchen with adjoining utility area
- Family bathroom

- Dining room
- Two double bedrooms, one single bedroom
- Potential for garage (subject to planning permission)



room is provided by a multi fuel stove set within a stone fireplace.

Accessed from the dining room is a dual aspect kitchen with a range of solid wood units and worktops. The kitchen features a Neff ceramic hob with extractor over, oven and integral microwave. A stainless-steel sink and drainer is set beneath a side facing window with views across local countryside. There is also space and plumbing for a dishwasher. Accessed from the kitchen is a utility room with space for a washing machine, standalone fridge freezer and electric central heating system (GEC night store 100).

Stairs rise to the first-floor landing with latched doors to all rooms. Bedroom one is a double bedroom with front facing aspect, fitted storage and shower enclosure with chrome shower. Bedroom two is a further double bedroom with fitted desk space, shelving, and further storage. Both double bedrooms enjoy a lovely south facing garden aspect. Bedroom three is a generous single bedroom with a rear facing aspect and Velux window. The family bathroom features a white suite comprising of low flush WC, wall mounted wash basin, bidet, and a bath. The bathroom features excellent fitted storage.

Outside, to the front of the property is gated access to a driveway with parking for up to three vehicles. There is lapsed planning permission for a garage and a garden room. The delightful south facing walled garden is laid to lawn with deep floral borders, summer house and lockable outbuilding. To the front of the property is a patio area with five bar gate and a summerhouse and greenhouse are included in the sale.

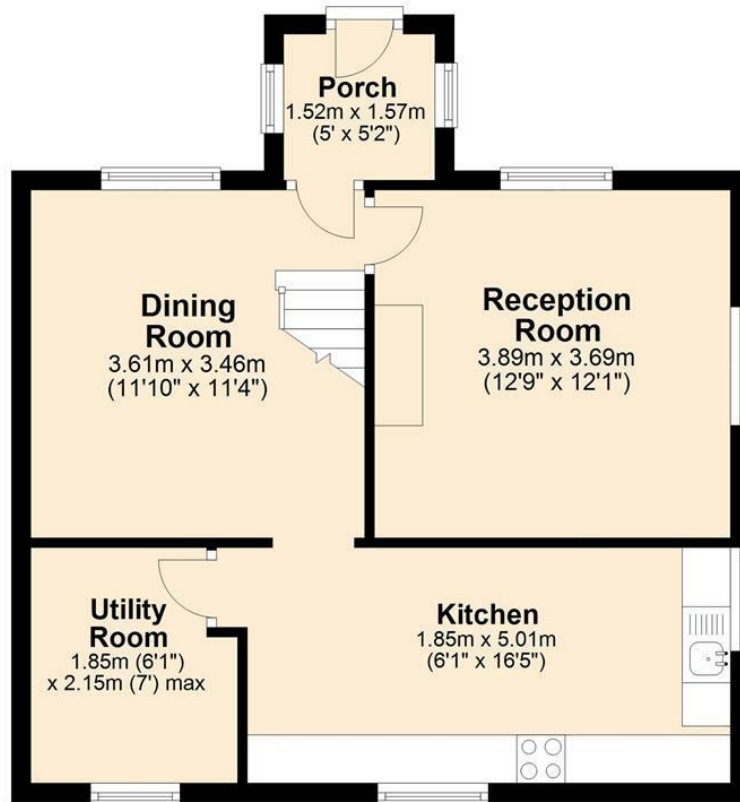






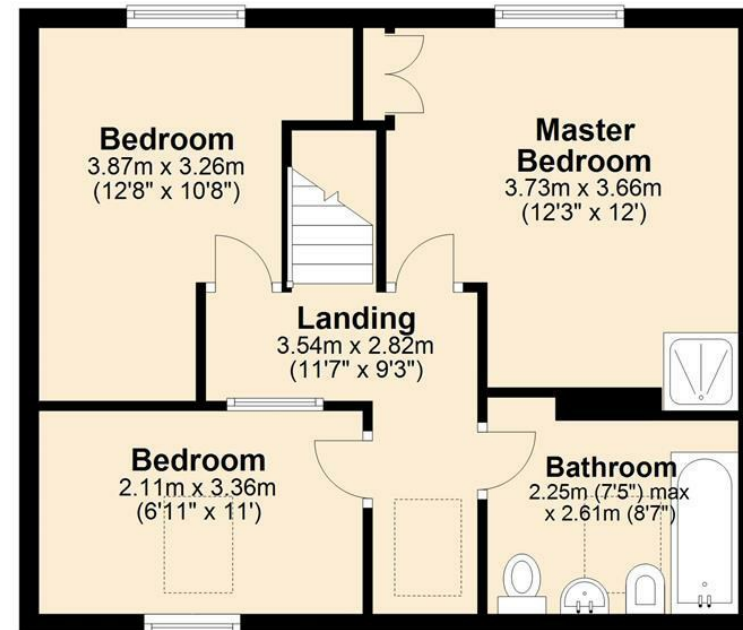
## Ground Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



## First Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
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