



Ashwood Cottage

Priestcliffe Ditch, Buxton, SK17 9TH

A charming three/four bedroomed detached cottage beautifully positioned in Priestcliffe Ditch, Buxton, benefitting from a generous garden extending to just under one acre, with a beautiful wildflower meadow and various outbuildings. Occupying a stunning location backing onto open countryside, with miles of walking straight from the door, Ashwood Cottage offers a unique opportunity and is ideal as a smallholding, or for outdoors or gardening enthusiasts.

This lovely home has stylish accommodation arranged over two floors, with many impressive features including reclaimed solid wood floors, woodburning stoves and a stunning dining conservatory with atrium window. Extended and skilfully renovated by the current owners the property has potential for a ground floor self-contained unit, suitable for a dependent relative.

The front door opens to a porch with tiled flooring, and space for coats, shoes and storage. A part-glazed door leads to a dual aspect sitting room with reclaimed oak flooring, good-sized seating area and space for dining area. The focal point of the room is a fireplace with stone hearth and log-burning stove incorporating a back boiler. An archway leads to a stunning dining conservatory with underfloor heating, lovely views and French doors which open to the garden.

At the heart of the property is a spacious dining kitchen with stylish tiled flooring, fitted seating area and an Esse log-burning stove. The stunning kitchen features a range of panelled units with extensive solid wood worktops incorporating a double butler sink, five burner Stove range with induction hob, and spaces for a dishwasher and free-standing fridge freezer.

An oak latched door opens to a utility area with further storage space, washing machine and access to the rear garden. The downstairs shower room is fully tiled with enclosed shower, low flush WC, wash hand basin and chrome heated towel rail. A further oak latched door leads into bedroom four /reception three, furnished with a log burner, wood flooring, and dual aspect and French doors leading to the front garden. The current owners have used this room as a bedroom and as a dining area, and are currently using it as an artist's studio. There is potential to configure this, with the downstairs bathroom and utility space, as a self-contained unit for dependent relative.

From the sitting rooms stairs rise to a first-floor landing. Bedroom one is a dual aspect double bedroom with solid wood flooring and pleasant garden aspect. A stylish first floor bathroom features a stand-alone



- An extended three/four bedroom detached cottage in the village of Priestcliffe Ditch
- Stylish dining kitchen
- Dining room/studio
- UPVC double glazing throughout

- Spectacular setting with around an acre of rich and varied gardens
- Sitting room with woodburning stove/back boiler
- Utility room and downstairs shower room

- Excellent range of outbuildings Including log cabin, chalet, perfect for a smallholding
- Impressive conservatory with underfloor heating, atrium roof light and French windows
- Stylish bathroom



bath, counter top wash basin, low flush WC and chrome heated towel rail.

Bedroom two is a further double bedroom with solid wood flooring and rear facing Velux window. Bedroom three is accessed through bedroom two, with access to excellent eaves storage and a rear-facing Velux window.

Grounds and gardens

Outside, to the front of the property is a driveway and parking for up to four vehicles

Ashwood Cottage stands in just under one acre of generous walled gardens which back onto open countryside with wonderful views of the surrounding area. The rich and varied garden is laid to lawn with twelve raised beds, two ponds, a wild flower meadow and an orchard enclosed by dry stone walling.

Within the garden is a wooden chalet, enclosed hen run, three timber sheds and an open fronted garden store. A log cabin with barbeque pit, electricity and broadband is included in the sale and is ideal for a home office or an entertaining suite. A greenhouse and log store are also included.

Tenure-Freehold, Council tax band E, Septic tank, Oil fired boiler/back boiler, mains electricity, fibre broadband.

Location

Priestcliffe Ditch is small village nestled amidst the rolling hills of the Peak District National Park, situated between the charming towns of Buxton and Bakewell. The village offers a perfect blend of rural peace and convenient access to local amenities. London is easily accessible by train from Macclesfield and Chesterfield, with a journey time of under two hours. The property lies within the Lady Manners School catchment area.

Local Amenities:

* Taddington (1 mile): This nearby village boasts a traditional pub and a primary school, providing essential services and a friendly community atmosphere.

* Buxton (4.7 miles): A spa town renowned for its thermal springs and elegant architecture, Buxton offers a range of shopping opportunities including supermarkets such as Waitrose and the Buxton Opera House, a great live venue. Excellent rail links to Manchester and further afield.

* Bakewell (6.5 miles): Famous for its delicious Bakewell pudding, this market town offers a vibrant market, independent shops, and historic landmarks nearby including Chatsworth House and Haddon Hall

Outdoor Activities:

* Hiking and Walking: The surrounding countryside offers numerous walking trails, including the Limestone Way, River Wye and Monsal Trail.

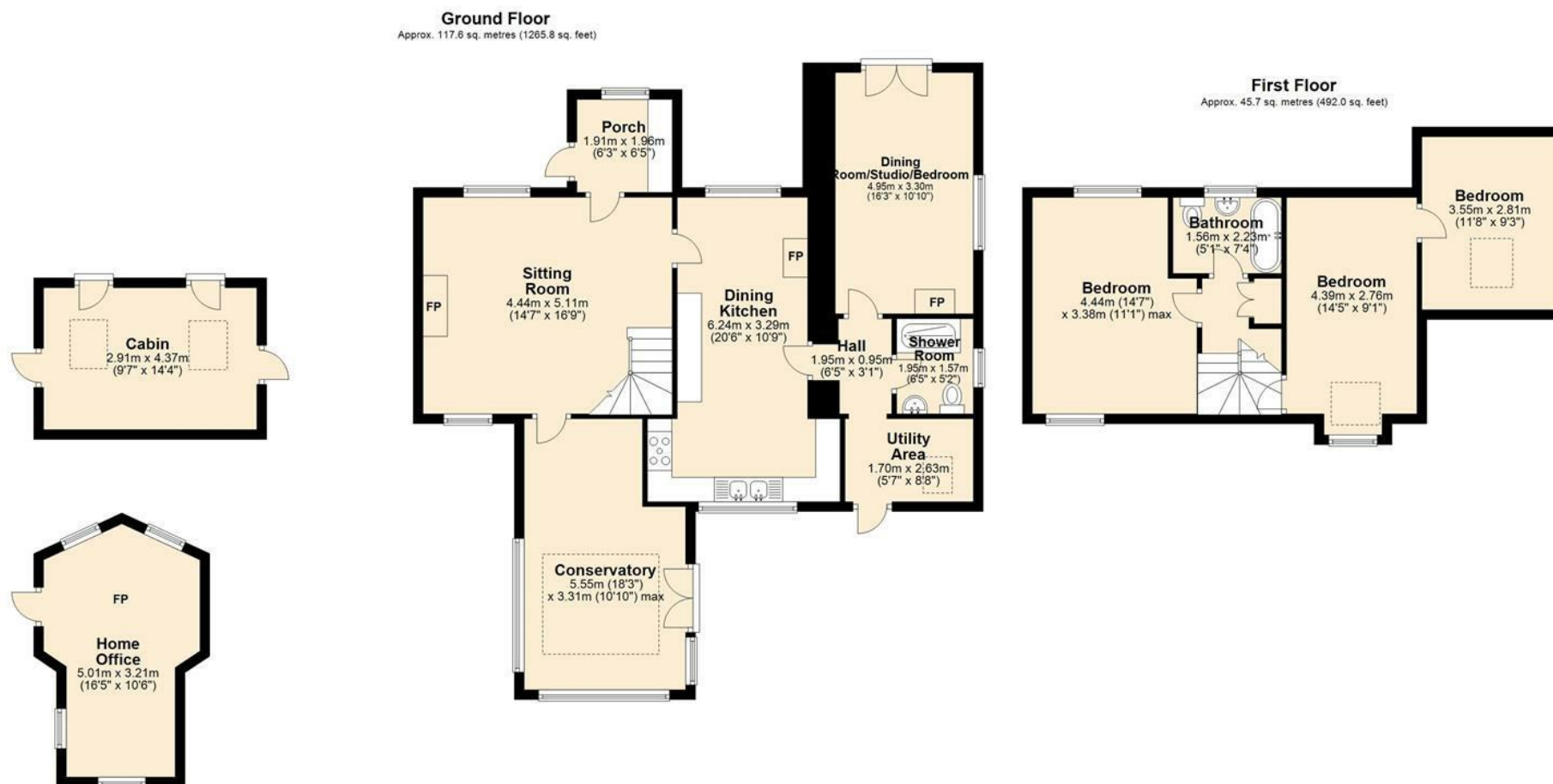
* Cycling: Explore the scenic routes of the Peak District on two wheels, with options for both road cycling and mountain biking.

* Rock Climbing and Caving: The Peak District is a haven for climbers and cavers, with challenging routes and fascinating underground caverns.



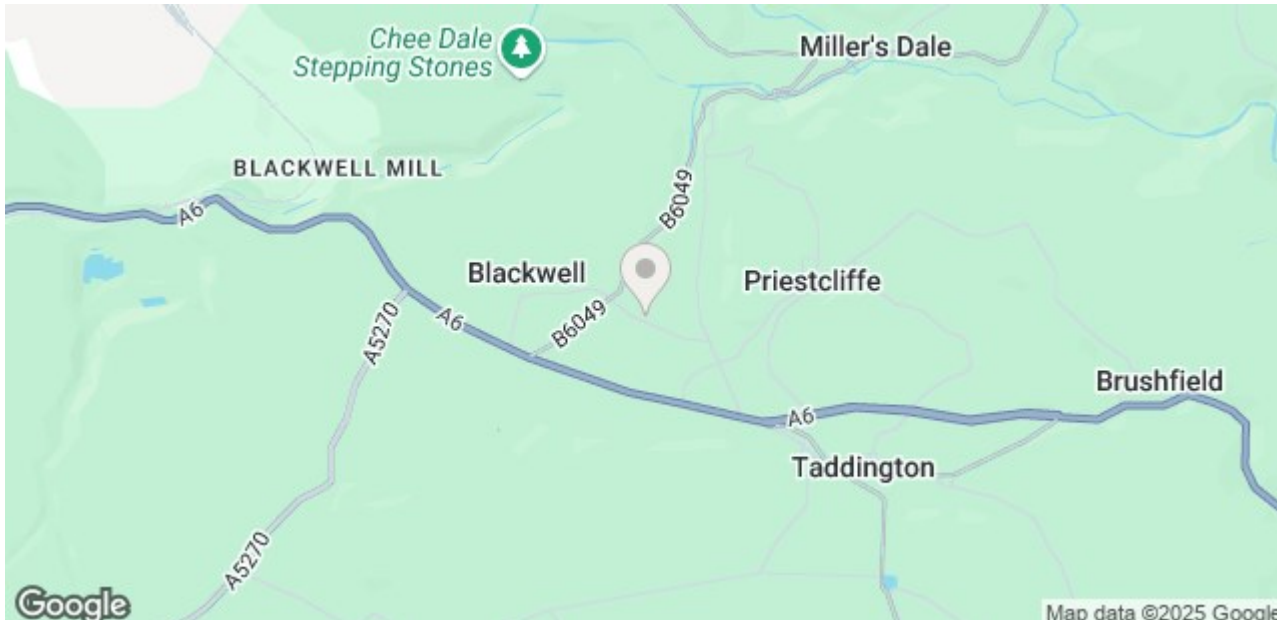






Total area: approx. 163.3 sq. metres (1757.8 sq. feet)

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.



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