



# Blackberry Cottage

Longnor

**BURY &  
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## Blackberry Cottage

4 Leek Road  
Longnor, SK17 0PA

- A delightfully situated stone built terraced cottage.
- Conveniently situated in the highly sought after and attractive Peak Park village of Longnor.
- Well maintained throughout, the property provides two double bedroomed accommodation on three floors.
- Fully modernised yet retaining the property's considerable character.
- Shared cottage garden with stunning open countryside views.
- Inspection strongly recommended.
- The property is offered For Sale with No Upward Chain involved.

Offers in the region of £210,000



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Leek Office - 01538 383344



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HILTON**  
EST. 1979







# Accommodation

## Living room

14'9" x 10'6" (4.50m x 3.20m)

Wall mounted heater. Original stone flagged flooring. Sealed unit double glazed sash window to the front. Meter cupboard. Under stairs storage area. Open plan staircase leading to first floor. Electric fire with marble hearth. Spotlights.

## Kitchenette 5'9" x 4'9" (1.75m x 1.45m)

Fitted with a range of units consisting of stainless steel sink unit with drainer and mixer tap, working surfaces, wall cupboards and incorporating a split level cooker with extractor unit above. Electric panel heater. Ceiling spot lights. Velux roof light. Tiled flooring.

## Stairs to Landing

With fitted carpet.

## Bedroom One 10'6" x 9'2" average (3.20m x 2.79m average)

With feature cast iron fireplace. Sealed unit double glazed sash window. Electric panel heater. Fitted carpet.

## Shower Room

With suite comprising shower cubicle, wash basin and wc. Upvc double glazed window. Heated towel rail. Spot lighting. Tiled flooring.

Stairs with fitted carpet to:-

## Bedroom Two 14'9" max x 10'5" (4.50m max x 3.18m)

With heavily exposed wall beams. Sealed unit double glazed sash window to front and upvc window to rear. Electric panel heater. Fitted carpet.





Score	Energy rating	Current	Potential
92+	A		114   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

### Outside

To the rear of the property is a shared cottage garden with numbers 5 and 6. The rear garden adjoins open countryside and offers superb far reaching views across the valley.

There is a flagged patio garden with raised flower beds and a storage shed. The rear garden is accessed by a pathway next to number 5.

### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

### Viewing

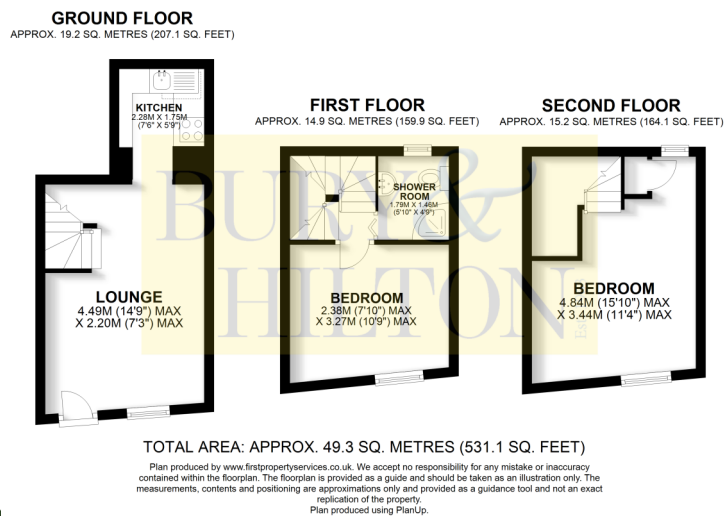
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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