



## 4 Blackberry Cottage Longnor



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 4 Blackberry Cottage

Longnor  
Derbyshire  
SK17 0PA

- \* A delightfully situated stone built terraced cottage.
- \* Conveniently located 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.
- \* Being sold as a residential property we consider it Ideal for a young couple looking for their first home, a couple looking to downsize into a rural setting or someone looking to purchase their very own country retreat.
- \* Inspection strongly recommended.
- \* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £185,000



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## General Information

### Living Room 14'9" x 10'5" (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 5'8" 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 10'5" x 9'1" 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.

### 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.

### 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.



## GROUND FLOOR

APPROX. 19.2 SQ. METRES (207.1 SQ. FEET)



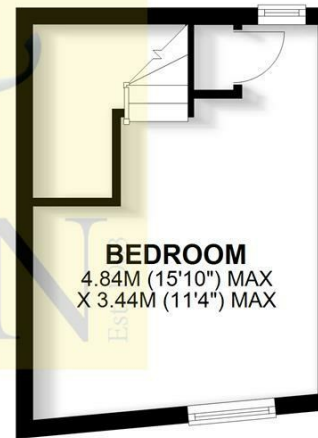
## FIRST FLOOR

APPROX. 14.9 SQ. METRES (159.9 SQ. FEET)



## SECOND FLOOR

APPROX. 15.2 SQ. METRES (164.1 SQ. FEET)



**TOTAL AREA: APPROX. 49.3 SQ. METRES (531.1 SQ. FEET)**

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Plan produced using PlanUp.

### Viewing

By prior appointment through the Agents.

### Please note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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