



# Turnock House

Butterton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

## Turnock House

Butterton  
Leek  
Staffordshire, ST13 7TD

- A Fabulous Detached Stone Cottage
  - Four Bedrooms
  - Versatile Accommodation
- Highly Sought After Peak District Village
- Many Improvements By Current Vendors
- Ideal For A Larger Family Occupation
- Excellent Sized Plot With Gardens To Front, Side & Rear Aspects
  - Part Of The Property Is Currently A Successful Holiday Let
    - Ample Parking & Stone studio/office
    - Viewing Is Highly Recommended

Offers in the region of : £675,000



4



3



2



F

Council Tax  
Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk





## Turnock House

- \* This outstanding four bedroom detached stone residence has undergone an extensive refurbishment program over recent years and now combines the original character of the property with modern day living.
- \* The property which dates back to 1831 has potential to provide a self-contained holiday/dependent, relative accommodation or could be utilised as a large family home.
- \* Centrally situated in the idyllic village of Butterton within the Peak District and within some of the most glorious countryside yet within easy travelling distance of the market towns of Leek, Ashbourne and Buxton.
- \* The property has been extensively upgraded in recent years and the accommodation now offers a number of alternatives and the adaptability to use the property as a family home or alternatively the potential to convert part of the property into a totally self-contained separate unit, which may be of interest to those requiring accommodation for a dependent relative or the potential to form a holiday let.
- \* The accommodation briefly comprises: Entrance Porch, Inner Hallway, Sitting Room/Lounge with log burner and original stone feature fireplace, Sitting Room/Dining Room, Kitchen, Breakfast Room/ Utility Room and Cloakroom W.C. to the ground floor. Two staircases allowing access to the first floor accommodation, which provides four double Bedrooms, Bathroom and Shower Room.
- \* Outside the driveway provides ample off road parking facilities. Stone built old Dairy/Workshop which could be utilised as a possible home office / Study or studio with water and electricity.
- \* Good sized landscaped gardens to front, side and rear including a private courtyard area, well stocked display borders, several fruit bearing trees and shrubs and lawned areas, a fabulous summer house, decking and two useful garden sheds providing storage and workshop.

# Ground Floor

## Entrance Porch

Laminate flooring. Built-in storage.

Inner Hallway

Access to:

## Living Room 13'2 x 13'5 (4.01m x 4.09m)

Log burner with feature stone surround. Tiled floor. Wall light point x 3. Radiator. Storage cupboard. Access to first floor. Exposed beams.

## Breakfast Room 14'1 x 9'4 (4.29m x 2.84m)

Wall and base units. Ceramic sink unit with drainer, rinsing bowl and mixer tap. Oil fired Rayburn / cooker. Electric hob. Wooden worktops. Electric meter. Plumbing point. Radiator. Tiled floor. Side door. Access to:

## Utility Room / W.c 4'6 x 4'2 (1.37m x 1.27m)

Plumbing point. W.C. Wash basin. Radiator. Tiled floor.

## Lounge / Sitting Room 10'10 x 13'8 (3.30m x 4.17m)

Wood flooring. Radiator. Exposed beams. In-set log burner. Access to first floor.

## Kitchen 13'9 x 12'2 (4.19m x 3.71m)

Range of base units. Wooden work tops. Belfast style double sink with mixer tap. Electric hob and oven with extractor unit above. Spotlights. Side door. Radiator. Wood flooring. Rayburn cooker which also provides central heating.



# First Floor

## Landing Area

Storage cupboard x 2. Radiator.

## Bedroom 13'2 x 10'9 (4.01m x 3.28m)

Wood flooring. Radiator. Feature fire place. Window seat. Fitted wardrobes.

## Bedroom 11'1 x 10'9 (3.38m x 3.28m)

Wood flooring. Radiator. Window seat. Built-in closet.

## Bedroom / Library 14'4 x 9'11 (4.37m x 3.02m)

Wood flooring. Radiator. feature fire place. Storage cupboard housing water tank. Loft access.

## Bedroom 12'3 x 8'5 (3.73m x 2.58m)

Radiator. Fitted wardrobes.

## Bathroom 8'6 x 7'5 (2.59m x 2.26m)

Bath with shower over. W.c. Wash basin. Radiator. Sky light. Tiled floor.

## Shower Room 6'4 x 4'4 (1.93m x 1.32m)

Shower cubicle. W.c. Wash basin. Radiator.



# Externally

## Outside

Outside the driveway provides ample off road parking facilities. Stone built old Dairy/ Workshop which could be utilised as a possible home office / Study or studio with water and electricity. Good sized landscaped gardens to front, side and rear including a private courtyard area, well stocked display borders and lawned areas, a fabulous summer house and two useful garden sheds providing storage.



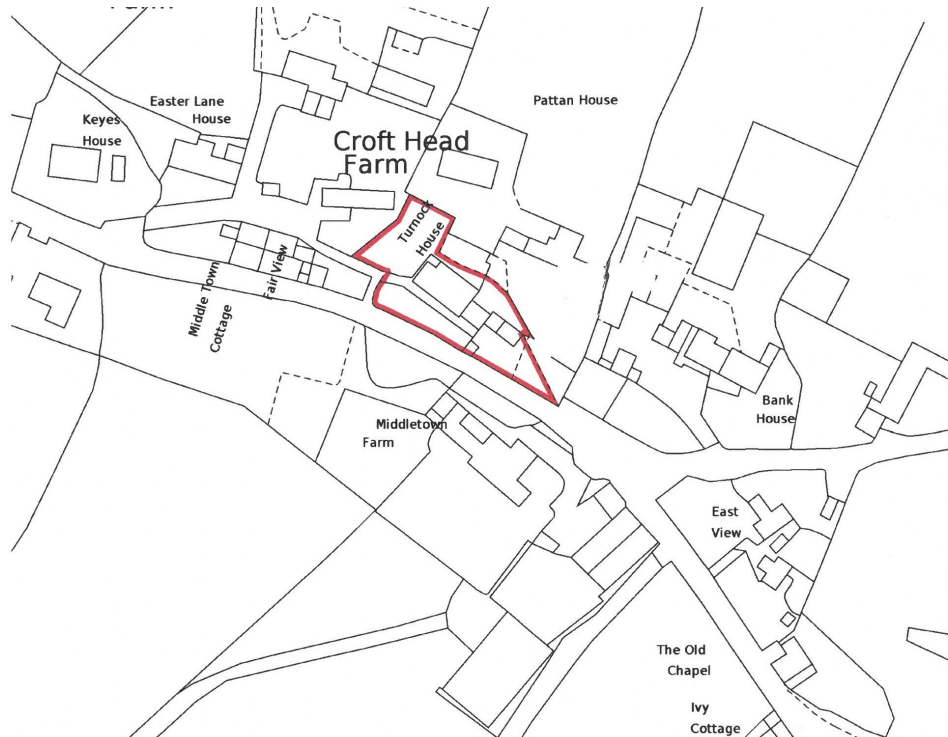
## Studio 29'8 x 7'4 (9.04m x 2.24m)

Power. Water. Sky light x 3.

## Summer House 11'7 x 9'11 (3.53m x 3.02m)

Double doors to front and side. Storage cupboard.





# General Information

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Viewing

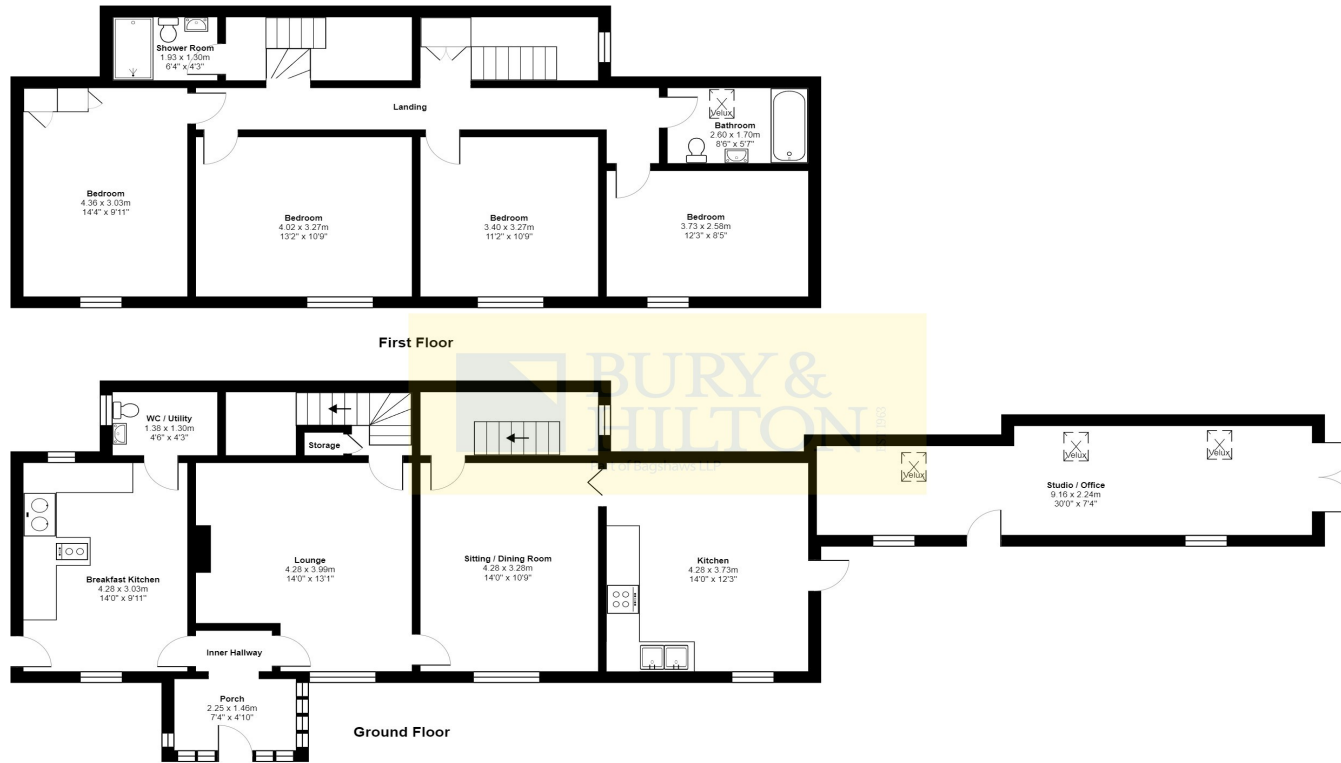
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

## Tenure & Possession

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

## 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.



All measurements are approximate and for display purposes only



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