



The Cottage

Leach Lane, Butterson



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

The Cottage

Leach lane

Butterton

ST13 7SY

An outstanding detached stone cottage

Two bedrooms

Highly sought after Peak district village location

Beautifully presented throughout

Central heating & Double glazing

Ample parking & workshop

Views over surrounding countryside

No smokers or pets

Available immediately

Rent: £1750 pcm



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Council Tax
Band

tbc



Leek Office - 01538 383344



leek@buryandhilton.co.uk





* This charming detached stone cottage is situated in a delightful setting in the highly sought after village of Butterson.

*Butterson is a picturesque village in the Staffordshire Moorlands and Peak District National Park sitting above the Manifold Valley. With a welcoming local pub, and within easy reach of the Market Towns of Leek, Buxton and Ashbourne.

* Approached by a private driveway our Cosy Cottage being in a conservation area enjoys fabulous views over the surrounding countryside and has been extensively upgraded by the landlord to create an amazing home for the next tenants.

* The Cottage enjoys the benefits of being fully insulated, double glazed, having an air-source heat pump central heating system with underfloor heating to the ground floor and a cutting edge heat recovery ventilation system.

* Accommodation to the ground floor comprises of: Entrance Hallway, A superb fitted Kitchen with integrated appliances and central breakfast bar island, Dining Room / Sitting Room, Plant Room / W.c, Living Room and Garden Room . On the first floor A Landing Area/Study/Office Area , two excellent sized Bedrooms and Bathroom with both Bath and Shower Cubicle.

* Externally the property offers Extensive parking, the use of the detached workshop/garage and a front lawned garden area with a natural spring water feature.

This Cottage must be viewed to appreciate its stunning location and the luxury accommodation on offer.

Accommodation

Entrance hall

Stairs off. Understairs storage. Sky light.

Dining / Sitting room 6.20m x 3.02m (20'4 x 9'11)

Feature stone floor with underfloor heating.

Plant room / W.C. 2.39m x 1.88 (7'10 x 6'2)

Power & lighting. W.C. Plumbing point Storage cupboard

Kitchen / Diner

Range of fitted wall and base units. Quartz work tops. Inset sink unit with mixer tap. Electric induction hob and oven with extractor unit above. Exposed beams. Feature stone floor with underfloor heating. Breakfast island.

Living Room 4.14m x 3.35m (13'6" x 10'11")

Feature stone floor with underfloor heating. Electric fire. Exposed beams.

Sun Room 3.68m x 2.06m (12'0" x 6'9")

Feature stone floor with underfloor heating. Side door.

Landing Area / Office / Study Area

Radiator. Sky light.

Bedroom 4.11m x 3.68m (13'5" x 12'0")

Radiator.

Bedroom 4.11m x 3.33m (13'5" x 10'11")

Radiator.

Bathroom 3.05m x 2.01m (10'0" x 6'7")

Bath. Shower cubicle. W.c. Radiator. Sky light.

Outside

Externally the property offers off street parking, the use of the detached workshop and a front lawned garden area.



Accommodation

Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.

Deposit

A deposit equal to one month's rent shall be due to the landlord at the commencement of the tenancy. This deposit will be paid in to the deposit Protection Scheme and repaid in full at the end of the tenancy subject to the property being left in a satisfactory condition following an inventory check.

Proof of ID

In order to comply with right to rent regulations we ask that prospective tenants provide proof of identity. Please bring your passport or appropriate ID.

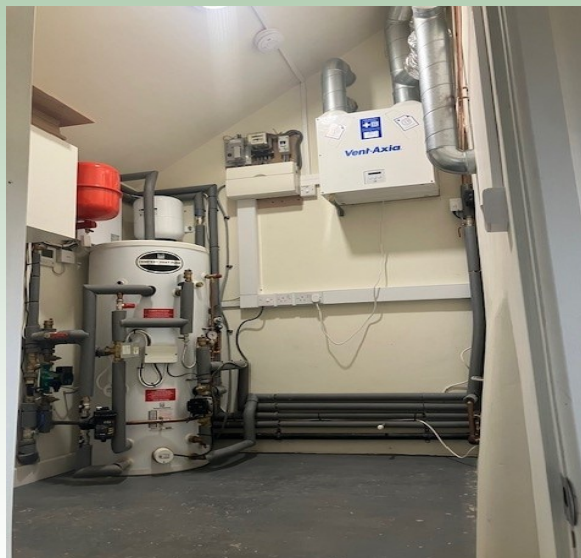
References

References through HomeLet will be applied for by Bury & Hilton

Local Authority: Staffordshire Moorlands District Council

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





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