



Lower Drystone Edge Farm, Quarnford



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

Lower Drystone Edge Farm

Quarnford

Buxton

Derbyshire, SK17 0TG

Four Bedroom Cottage With Outbuildings

Delightful Rural Setting

With Around 6.5 Acres Of Land

Large Outbuilding

Ample Parking

Oil Fired Central Heating

Outstanding Views

Situated In The Peak District National Park

Close To The Market Towns Of Leek & Buxton

Viewing Highly Recommended

Offers in the region of : £495,000



4



1



2



tbc



6.5



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Lower Drystone Edge Farm

Lower Drystone Edge Farm occupies a delightful position within the Peak District National Park being surrounded by rolling countryside with excellent views beyond.

The property offers good access to the nearby market towns of Leek and Buxton.

Externally, boasting ample off road parking and established gardens to the side aspect with patio and stone outbuilding.

Large detached building measuring 62'5" x 33'2" which can be utilised for a variety of purposes and 6.5 acres of land or thereabouts being split into three adjoining paddocks.

The Spacious accommodation briefly comprises: Entrance Porch, Cloakroom, Inner Hallway, Fourth Bedroom with Shower Room off, Large Living Room, Kitchen, Rear Porch and W.c to the ground floor. Landing Area, Three Bedrooms and Shower Room to the first floor.

A perfect property for someone looking for a rural lifestyle.

An internal viewings is a must to appreciate the location and potential on offer.

Ground Floor

Entrance porch

Tiled floor.

W.C.

W.c. Heated towel rail.

Kitchen

Wall and base units. Belfast sink unit with mixer tap. Electric hob. Electric oven. Radiator. Plumbing point.

Living Room

Radiator x 2. Log burner.

Inner Hallway

Stairs off. Radiator. Tiled floor.

Front Porch

Radiator. Tiled floor.

Bedroom Four

Radiator. Sky light.

En-Suite

W.c. Wash basin. Shower area. Heated towel rail. Spotlights.



First Floor

Landing area

Sky light. Spotlights.

Bedroom

Radiator.

Bedroom

Radiator.

Bedroom

Radiator.

Shower room

Shower cubicle. W.c. Wash basin. Radiator. Sky light. Spotlights.

Boiler Room

Side door.

Outside

Externally, boasting ample off road parking and established gardens to the side aspect with patio and stone outbuilding. Large detached building measuring 66' 6" x 33' 4" which can be utilised for a variety of purposes and 6.5 acres of land or thereabouts being split into three adjoining paddocks.



Directions:

From Leek take the A53 Buxton Road out of the town. Continue through Blackshaw Moor and Upper Hulme. Upon reaching the Knights Table public house on the right hand side, take the next turning left signposted Quarnford. Follow this road and as the road forks bear right and continue turning right after the farm. Where the property is situated a short distance along this road identifiable by our For Sale board.

What3words : Develop / Fidgeted / Emails

Method of Sale: The property is offered for sale by private treaty.

Sporting, Timber and Mineral Rights: It is understood that these are included in the sale as far as they exist.

Tenure & Possession: The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings

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

Local Authority: Staffordshire Moorlands District Council

Council Tax Band & EPC Rating: Band D

Parking: Parking is currently on the Driveway.

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

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

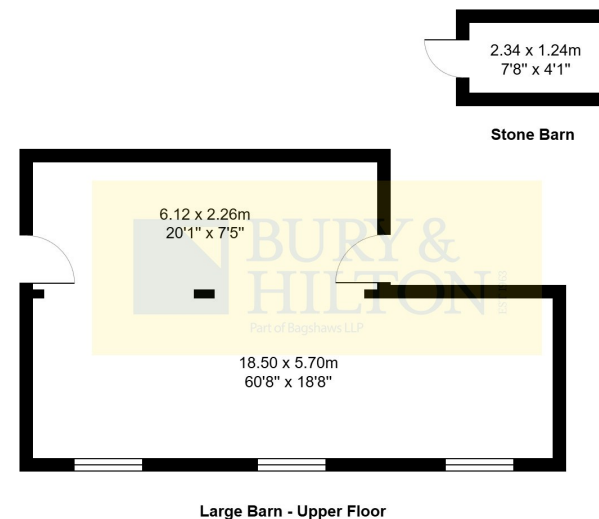
The property is well-situated for mobile signal coverage and is expected to be served by a

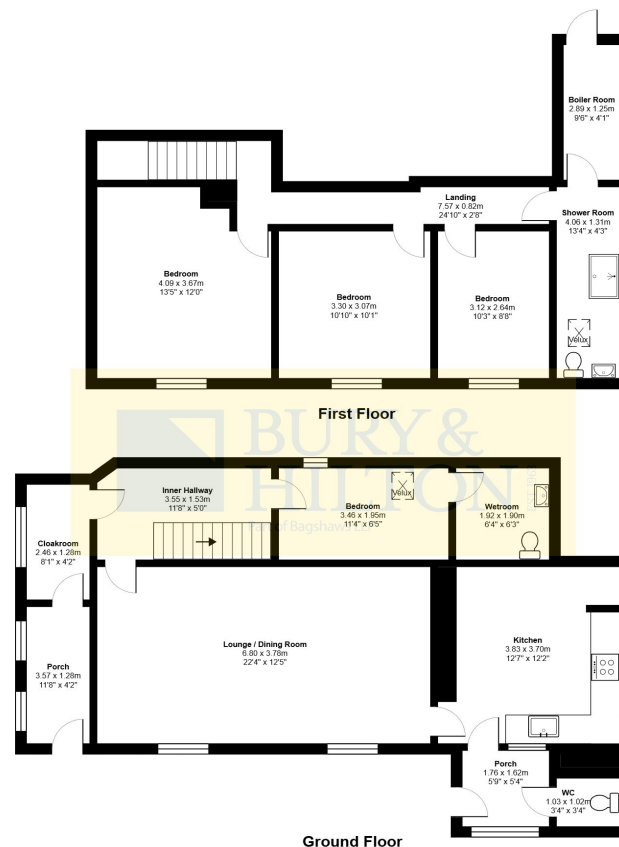
General Information

broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
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