



13 Rock Cottages, Cressbrook, Buxton, SK17 8SY

Saxton Mee

13 Rock Cottages

Cressbrook

Offers In The Region Of

£265,000

This charming four-bedroom character cottage is rich in original features and offers accommodation spread across three floors.

Nestled in a tranquil setting within the breathtaking Monsal Dale area of the Peak District, it boasts spectacular views and is bordered by the picturesque Derbyshire countryside. The property provides direct access to scenic local walks and is located in the village of Cressbrook, known for its vibrant community. It's also within easy reach of Bakewell and Buxton, both of which offer a variety of shops, leisure facilities, and access to nearby villages. With Sheffield and Chesterfield being easily commutable, the cottage is well-positioned within a highly regarded school catchment area.

While the cottage offers plenty of character, it would benefit from modernisation and some cosmetic updates.

The ground floor includes a kitchen with a pantry, an adjoining utility room and a WC. A cozy sitting room connects to the dining room.

On the first floor, there are two bedrooms and a bathroom, with two additional bedrooms on the second floor.

Outside, the enclosed garden is easy to maintain, and there is a practical coal store.

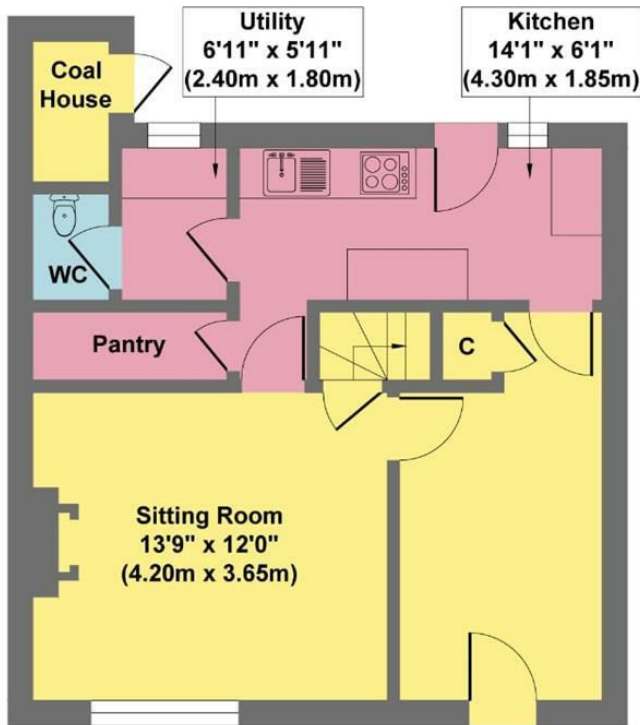
The property is offered with no upward chain, providing an excellent opportunity for someone to enhance this beautiful home in a stunning location.



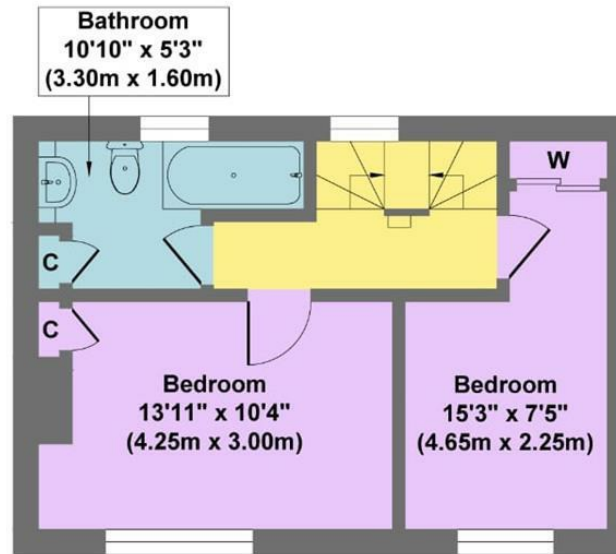
- Idyllic Setting
- Superb Views
- Easily Managed Garden
- Offers Scope To Be Completed To Individual Specifications
- Ideal Main Home Or Holiday Cottage
- Thriving Village Community
- Direct Access To Many Local Walks
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



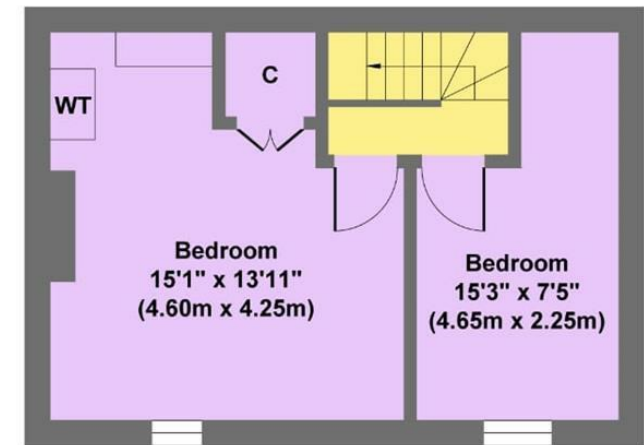
13 Rock Cottages



Approximate Floor Area
488 sq.ft
(45.35 sq.m.)



Approximate Floor Area
334 sq.ft
(31.05 sq.m.)



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334 sq.ft
(31.05 sq.m.)

Approx. Gross Internal Floor Area 1156 sq.ft / 107.45 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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