



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Crowther|Key

## SALES

£59,995

3

1

### Energy Efficiency Rating

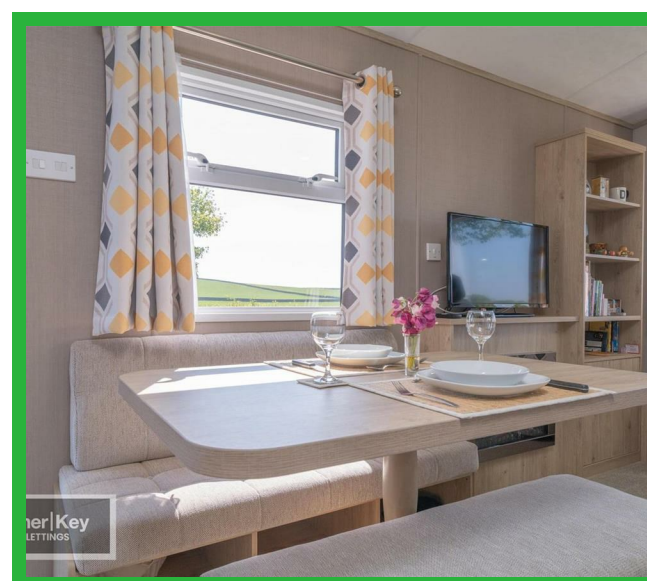
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



53 High View  
Buxton SK17 0DT

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Immerse yourself in the sheer tranquil beauty of the Peak District with Newhaven. The site is renowned for its, pristine accommodations. Submerge yourself into the peaceful serenity and unwind as your little ones explore our well-equipped play park.

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Remember, with a holiday home there are:  
No council tax No stamp duty No solicitor fees  
And you can move in within 14 days!  
Sleeps up to 8  
Propane gas  
Site fees £3500 approx per annum  
No council tax payable  
Parking for 2 cars

Located in a secluded dip in the Peak District hills, Newhaven offers a peaceful retreat in the countryside, whilst still being close to an abundance of attractions in the local area.  
Close to Tissington Trail, Buxton, Matlock and Ashbourne.

UPVC front door to;

Open plan lounge / diner  
Attractive fitted kitchen comprising floor units and rounded edge work tops, wall cupboards, gas cooker, stainless steel electric hob, built in microwave/grill, stainless steel sink unit, integrated fridge freezer, built in cupboards, four UPVC windows.  
Sleeping facilities within the sofa.

Shower room  
Shower enclosure, pedestal wash basin, low flush WC, built in cupboard with Vaillant combi, radiator, UPVC window, extractor fan.

Inner hall  
Radiator.

Separate WC  
Low flush WC, pedestal wash basin, UPVC extractor fan, radiator.

Bedroom (twin)  
Radiator, UPVC window, fitted wardrobe.

Bedroom (double)  
UPVC window, fitted double wardrobe, dressing table unit, fitted cupboards, double radiator.

Bedroom (twin)  
UPVC window, radiator, fitted wardrobes, fitted cupboards.