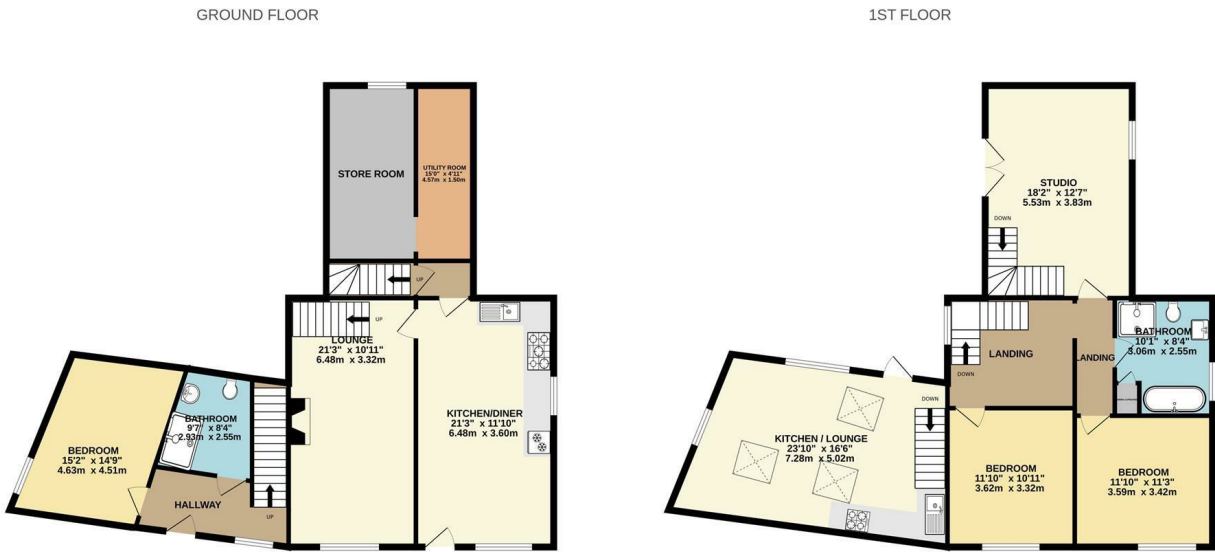




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Nithen End Farm House
Manchester Road
Duxton, SK17 6CV



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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.

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NITHEN END FARM, Manchester Road, SK17 6SY

A SPACIOUS CHARACTER PROPERTY CONVENIENTLY SITUATED ON THE OUTSKIRTS OF BUXTON AND OPPOSITE THE CAVENDISH GOLF COURSE. This detached property is thought to be one of the oldest properties in the area and has undergone a programme of improvements providing versatile accommodation with gas central heating, double glazing, farmhouse style kitchen, lounge, 2 double bedrooms, bathroom and a large studio room with access to a courtyard garden area.

An attached barn now provides stylish additional accommodation with electric heating, UPVC double glazing, a large entrance area, 1 double bedroom, shower room, staircase to large open plan living area with access to courtyard garden. Off road parking for 2 vehicles.

Full Description

Ground Floor

Large farmhouse style kitchen (21ft x 11ft 2in) Fitted with attractive solid medium oak wall and floor units, gas cooker point- range style cooker, stainless steel extractor, IDEAL Combi boiler, hardwood double glazed windows, double radiator, hardwood front door, ceramic tiled floor, door to cellar storage and utility area, door to lounge.

Cellar Access from kitchen - Storage area with plumbing for washing machine/ dryer, single radiator, UPVC D/G window to light well

Lounge (21ft x 10ft 11in) Multifuel stove, double radiator, Hardwood double glazed window. Stairs to 1st floor landing

1st Floor

Landing Large landing area with space for storage, stripped wooden flooring. Access to roof space. Hardwood double glazed window, radiator

Bedroom 1 (12ft 1in x 11ft) Double bedroom with views across golf course stripped wooden flooring, Hardwood double glazed window, double radiator

Bedroom 2 (10ft 11in x 11ft 11in) Double bedroom with views across golf course stripped wooden flooring, Hardwood double glazed window, double radiator

Bathroom Large shower enclosure, low flush WC, Jacuzzi bath, wash hand basin, heated towel rail, tiled walls, storage cupboard, stripped wooden flooring

Studio room (18ft 5in x 12ft 6in) Large former barn with high beamed ceiling and exposed stone feature wall. UPVC D/G windows , UPVC D/G patio doors onto decked / courtyard area.

Additional Accommodation -Converted attached barn

Ground Floor

Entrance hallway, Engineered wood flooring. UPVC D/G window, doors to bedroom and shower room, Stairs leading to 1st floor.

Bedroom (13ft 6in x 12ft 1in) Large double bedroom, Engineered wood flooring. UPVC D/G window, electric wall heater

Shower room Large shower enclosure, low flush WC, wash hand basin, heated towel rail, underfloor heating, tiled walls and floor, under stairs storage cupboard.

1st Floor

Open plan living room (22ft 7in x 13ft 6in) A light and airy room with kitchen/ dining and lounge area. Beamed ceiling, engineered wood flooring. UPVC D/G windows, Velux windows, electric wall heater, UPVC D/G door leading to courtyard garden area.

OUTSIDE

Pretty courtyard garden to rear, pathway leading to front. Paved seating area to side.

Dedicated private off road parking for 2 cars.