



Peak Cottage Biggin by Hartington

**Peak Cottage, Main Street,
Biggin by Hartington, Derbyshire, SK17 0DQ**

A charming double fronted two bedroom stone cottage occupying a sizeable corner plot.

Enjoying a stunning open outlook to the front, overlooking the rolling Peak District countryside.

Delightfully situated within the lovely picturesque village of Biggin by Hartington.

Superb drystone walled boundary. To the front is hardstanding providing ample off road parking. Front lawned garden and enclosed rear courtyard garden.

No upward chain.

£365,000



Accommodation

Entrance Hall

Main access door to front, stairs to the first floor with internal access doors leading to Dining Room.

Dining Room

2.77m x 3.65m (9'1" x 12'0")

Under stairs storage cupboard with shelving, electric heater, double glazed window to front.

Lounge

3.64m x 3.44m (11'11" x 11'3")

Feature stone fireplace with stone mantel with inset wood burning stove and stone hearth, double glazed window to front, night storage heater. Archway leading to Kitchen.

Kitchen

3.29m x 2.62m (10'9" x 8'7")

Fitted kitchen comprising; range of matching wall, base and drawer units, and fitted worktops. Stainless steel sink with drainer, integrated fridge freezer, plumbing for washing machine and slimline dishwasher, double glazed window to rear, door leading to outside.

First Floor Landing

Split landing with internal access doors to both bedrooms and a bathroom.

Bedroom One

3.30m x 3.65m (10'10" x 12'0")

Double glazed window to front, electric heater, storage cupboard.

Bedroom Two

3.46m x 3.56m (11'4" x 11'8") maximum

Double glazed window to front, electric heater, storage cupboard and loft access.

Family Bathroom

Matching refitted three piece white bathroom suite with a low level WC, hand basin, bath with mixer taps, cupboard housing the hot water tank.





Outside

The property occupies a sizable corner plot and enjoys lovely views over the rolling Peak District countryside.

Hardstanding behind the recently built drystone wall providing ample off road parking for a number of vehicles with a further dry stone wall providing a separation from the lawned front garden with garden path and patio seating area.

To the immediate rear of the property is a lower level courtyard. With steps leading up to the side higher level hard standing.

General Remarks

Tenure and Possession

The property is sold Freehold with vacant possession.

Services

Mains water and electricity is connected. Mains Drainage

Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority and Council Tax Band

Derbyshire Dales District Council. Tax Band "C".

Viewing

Strictly by appointment through the Ashbourne Office of the sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions

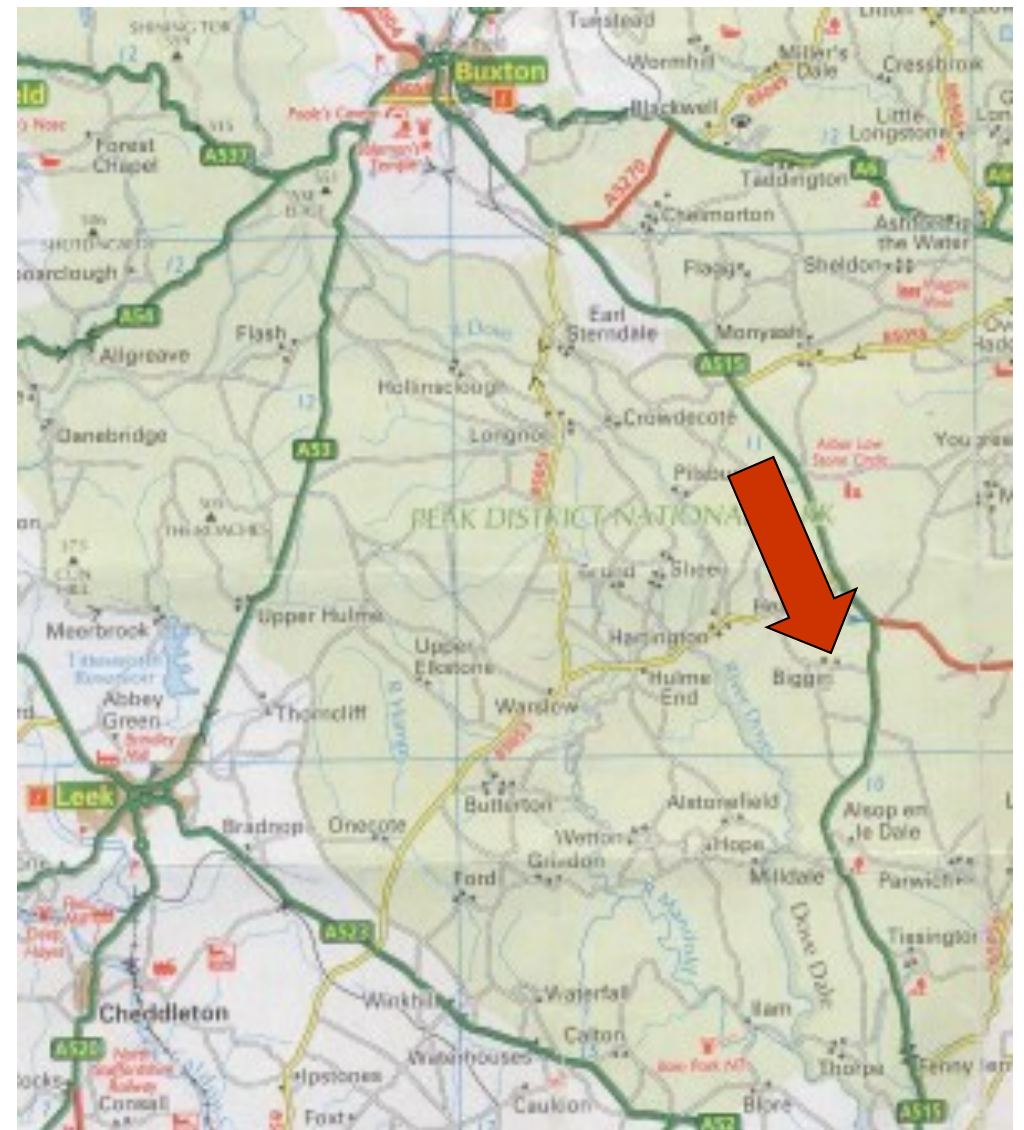
From Ashbourne - Proceed out of the town on A515 towards Buxton. Remain on the A515 for approximately 8 miles then take the left turn into Biggin village, proceed under the tissington trail into the village and the subject property will be found on the right hand side clearly identified by the Bagshaws "for Sale board.

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.

EPC

EPC rating "E"



Agents Note

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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