



# Peakside Cottage

Biggin





**Peakside Cottage,  
Biggin by Hartington,  
Buxton,  
Derbyshire,  
SK17 0DQ**



**3**



**2**



**1**



**E**

This deceptively spacious three bedroom property has been recently renovated and not been lived in since the renovations were complete.

Providing somewhat of a new home feel.

It occupies a sizable corner plot set back from the country lane behind a newly erected dry stone wall providing ample off street parking and garden space with scope for extension subject to necessary consent .

Lovely village location within the beautiful Peak District National Park with many footpath leading from the village and the popular Tissington trail just yards away.

**Asking Price:**

**£395,000**



Ashbourne Office - 01335 342201



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# Ground Floor

The accommodation has been completely renovated throughout with new flooring, decorating and heating along with newly replaced Kitchen and bathroom this truly a turn key property which has never been lived in since the renovations were completed.

The main access door leads into the **Entrance Hall 13'1" x 8'10" (3.99m x 2.69m)** with hard floor and stairs leading to the first floor along with useful cupboard storage. Internal access to Lounge and Dining Room. The **Lounge 14'2" x 12'0" (4.34m x 3.66m)** has a feature stone fireplace with windows to dual aspects and internal door to Kitchen.

The **Kitchen 12'10" x 8'10" (3.92m x 2.70m)** has been newly fitted with matching cream wall drawer and base units having rolled edge worksurface over and tiled splash backs. Integrated electric oven and hob with extractor hood over, integrated dishwasher. Stainless steel sink and drainer. External door providing access to rear garden. Internal door through to **Dining Room 14'4" x 15'0" (4.38m x 4.59m)**, a spacious reception room with window to side and internal access returning to the Entrance Hall.





# First Floor

The landing provides access to all three first floor bedrooms and newly fitted family bathroom.

All bedrooms are double rooms with **Bedroom One 13'1" x 12' 0" (4.25m x 3.65m)** and **Bedroom Two 14'4' x 7'3"(4.38m x 2.22m)** both front facing overlooking the courtyard and to the rear is **Bedroom Three 14'9' x 14'1"(4.54m x 4.29m)** which overlooks the rear garden and the views of rolling countryside beyond.

The **Family Bathroom** has been newly fitted comprising; A panelled bath with shower screen mixer tap shower over. Low level WC and pedestal wash hand basin. With vanity cupboard above with built-in mirror light.



## Externally

The grounds wrap around the side and front of the property. To the front and side is a recently drystone walled forecourt area providing off road parking. To the side is a level lawned garden area.



# General Information

## Directions:

Leave Ashbourne heading North on the A515 towards Buxton. Take the second left hand turn signposted Biggin. Follow the road for approximately 1/4 of a mile. On entering the village the property can be found on the right hand side and identified by our For Sale Board.

## Services:

Mains water, electric and drainage are connected to the property. Newly installed electric heaters.



## Tenure and Possession:

The property is sold Freehold with vacant possession.

## 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.

## Local Planning Authority:

Derbyshire Dales District Council. Tel: 01629 761100

Council Tax Band – C

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

## Agents Notes

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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