



Meiford Cottage, 5 Drury Lane, Biggin, Near Buxton, SK17 0DL

Guide price £300,000

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Guide Price of £300,000 to £325,000

"Living in the countryside is not just a lifestyle; it's a peaceful embrace of nature's beauty and simplicity."

Welcome to Meiford Cottage, a beautifully crafted stone-built, two-bedroom semi-detached cottage that truly captures the essence of rural living. With off-road parking and gardens, this property provides an idyllic setting for you to live, relax, and unwind. It serves as a blank canvas, inviting you to bring your own ideas and vision of what cottage living should be all about. Surrounded by the breath-taking Peak District, you'll find that every turn greets you with another stunning landscape, enriching your everyday experience with the beauty of the countryside.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agents Comments



Discover this charming stone-built semi-detached cottage nestled in the picturesque village of Biggin, surrounded by the stunning landscapes of the Peak District. The property offers off-road parking for two cars on a hardstanding area, with gated access leading to the front gardens. An additional garden area, enclosed by a picket fence, presents the perfect opportunity to create your own cottage-style garden, all while enjoying delightful views of the open fields.

Bordering open land, a pathway guides you to the side and rear of the cottage, where you'll find an extra garden space featuring a generously sized shed equipped with power and lighting—ideal for your hobbies or storage. The property backs onto grazing fields, enhancing the sense of countryside tranquillity.

Internally, the cottage requires some general modernisation and briefly comprises an entrance leading directly into two reception rooms, with stairs ascending to the first floor. The lounge and sitting room, both located at the front of the property, are fitted with charming stone fireplaces. The kitchen, situated at the rear, is fitted with a range of wall and base units topped with granite work surfaces, and provides access to the side of the property, leading to both the front and rear gardens.

On the first floor, you'll find two spacious double bedrooms and a shower room at the rear. With no

chain, this property offers the potential for a quicker-than-average completion. It's an ideal opportunity for anyone seeking a lifestyle immersed in breath-taking countryside, whether you're a first-time buyer, a couple looking to downsize, a holiday retreat seeker, or an investor considering a holiday cottage or Airbnb for income generation. This cottage truly provides a blank canvas for you to unleash your imagination and create your vision of idyllic cottage living.

Location



Biggin is a charming village located near Buxton in Derbyshire, with the postcode SK17 0DL. Nestled within the beautiful Peak District National Park, Biggin is surrounded by stunning natural landscapes, including rolling hills, lush valleys, and picturesque countryside, making it an ideal spot for those who appreciate outdoor activities such as hiking, cycling, and exploring nature.

Nearby towns, such as Buxton, offer a wider range of services, shopping, and cultural attractions, including the famous Buxton Opera House and the Pavilion Gardens.

Biggin is accessible via the A515 road, which connects it to larger towns such as Ashbourne and Buxton. This makes it relatively easy to travel to nearby communities and enjoy the amenities they offer. The local roads also provide access to various scenic routes that are popular among cyclists and motorists alike.

The area surrounding Biggin is characterised by its

breath-taking natural beauty, with numerous walking trails and landmarks. The Peak District National Park offers a range of outdoor activities, including hiking trails through areas like the Manifold Valley and the Dove Dale, both known for their stunning scenery and wildlife. The limestone landscapes, karst formations, and picturesque rivers add to the area's appeal for nature lovers.

Additionally, the village is close to several historical sites and landmarks, including the nearby Haddon Hall and Chatsworth House, both of which are popular tourist destinations showcasing beautiful gardens and rich history.

Overall, Biggin offers a peaceful rural lifestyle with access to both community and nature, making it an attractive place for those seeking tranquillity and outdoor adventures.

Entrance

The ground floor accommodation starts with an entrance hall featuring tiled flooring and direct access to the lounge and sitting room.

Lounge

10'2" min x 13'1" (3.10 min x 4.01)



The lounge continues the tiled flooring from the entrance hall and includes a feature stone fireplace with a raised hearth, a UPVC double-glazed window to the front and rear, a radiator, and under-stairs storage space.

Sitting Room

13'3" x 9'7" (4.04 x 2.94)



The sitting room is fitted with a carpeted floor, a feature stone fireplace surround, half UPVC double-glazed windows to the front and side, and two wall lights.

Kitchen

13'8" x 7'7" (4.17 x 2.32)



The kitchen is equipped with a range of base and wall units, granite worktops, an electric hob with an extractor hood, an oven, a stainless steel sink with a drainer, and space for a fridge-freezer. It also features a radiator, UPVC double-glazed windows to the rear and side, a UPVC side door, and inset spotlighting.

First Floor Accommodation

The landing has access to the loft and leads to the

two well-appointed double bedrooms and a shower room.

Bedroom One

13'7" x 10'6" (4.16 x 3.21)



Bedroom one is a generously-sized double room with a radiator, double fitted wardrobes, a UPVC double-glazed window to the front, two ceiling lights, and a fitted carpet.

Bedroom Two

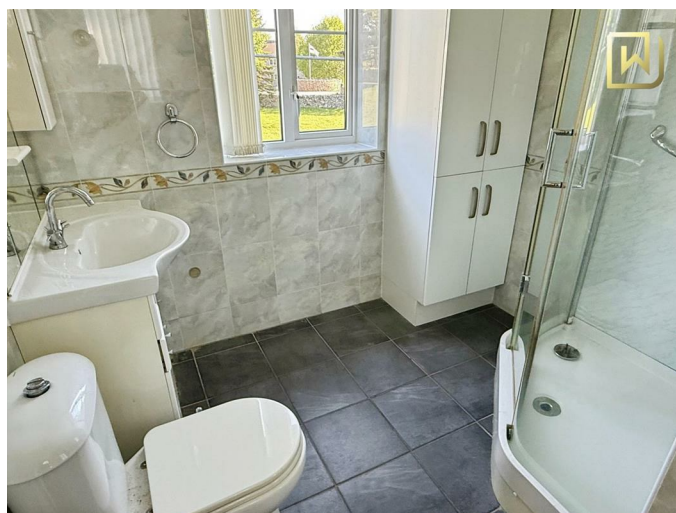
9'7" x 13'4" (2.93 x 4.07)



Bedroom two is another good-sized double room with two double fitted wardrobes, a UPVC double-glazed window overlooking the front and side aspects, a radiator, and a ceiling light, all set on a fitted carpet.

Shower Room

7'5" x 9'7" (2.28 x 2.93)



The shower room houses a vanity wash basin with under-counter storage, a fitted wall mirror with lighting, a WC, and a corner shower cubicle. The room is finished with tiled walls, inset spotlighting, and a heated towel rail. UPVC windows provide natural light, and the floor is tiled.

Outside



Outside the property, you'll find a hardstanding area that provides parking for two cars, along with gated access to the front, which is beautifully enclosed by dry stone walling. An additional garden space is accessible via a gate and is surrounded by charming picket fencing and drystone walling. This area is perfect for creating a cottage-style garden and is enhanced by stunning views overlooking open grazing land.

Access is also available to the side of the property, leading to the rear where you'll discover more garden space that backs onto open fields, currently home to grazing sheep. Additionally, there is a generously sized shed, affectionately named

"Grandad Shed," equipped with power and lighting, perfect for hobbies or storage.

Agents Notes

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Denise White Estate Agents

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

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Do You Need Help With A Mortgage ?

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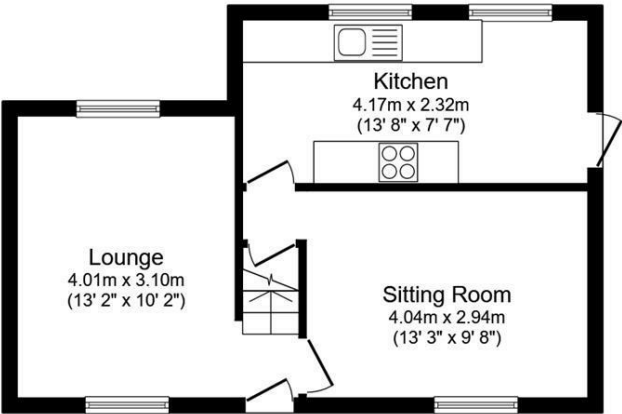
You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Have A House To Sell or Rent ?

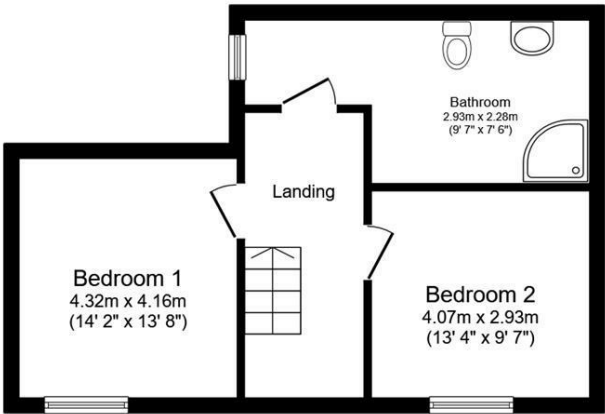
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Floor Plan



Ground Floor

Floor area 39.1 sq.m. (420 sq.ft.)



First Floor

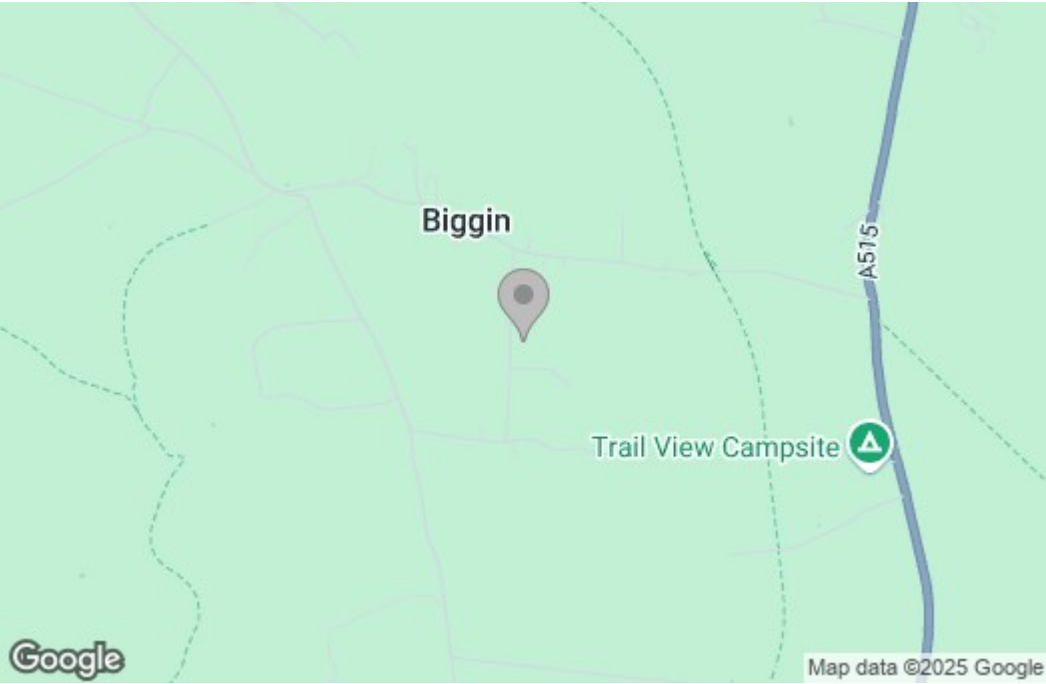
Floor area 37.1 sq.m. (400 sq.ft.)

Total floor area: 76.2 sq.m. (820 sq.ft.)

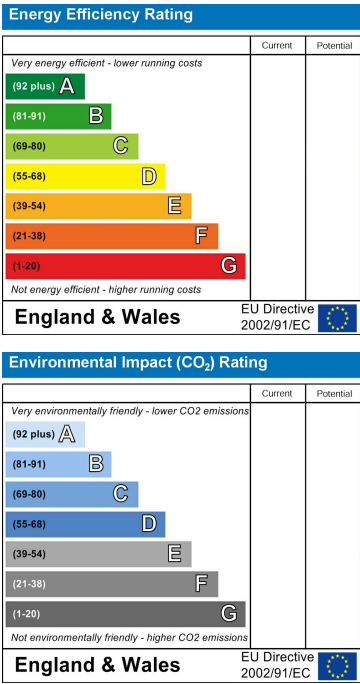
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Area Map



Energy Efficiency Graph



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