



Wright Marshall
Estate Agents

THE COTTAGE LITTON DALE, LITTON, BUXTON
SK17 8QL

ASKING PRICE £565,000



VIEWING HIGHLY RECOMMENDED. A superb period cottage situated within the highly regarded village of Litton Dale. The cottage offers superb scope for further development and is to be sold with a total of **THREE GARAGES** (offering potential for conversion subject to planning permission). Accommodation comprising; hallway, living room, dining room, breakfast kitchen, utility room, shower room, **THREE DOUBLE BEDROOMS** and family bathroom. There is also an enclosed garden to the rear together with off road parking.

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MISREPRESENTATION ACT 1967.

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A superb PERIOD COTTAGE situated within the highly regarded village of Litton Dale. The cottage offers superb scope for further development and is to be sold with a total of THREE GARAGES (offering potential for conversion subject to planning permission). Accommodation comprising; hallway, living room, dining room, breakfast kitchen, utility room, shower room, THREE DOUBLE BEDROOMS and family bathroom. There is also an ENCLOSED GARDEN to the rear together with off road parking. VIEWING HIGHLY RECOMMENDED.

ENTRANCE HALLWAY

Entrance door, stairs to first floor, meter cupboard, stone flagged flooring.

LIVING ROOM

15'6 x 12'5 (4.72m x 3.78m)

Two leaded windows, double French doors leading to garden, exposed stone chimney breast with cast iron stove and stone effect hearth, exposed ceiling beams, radiator.



DINING ROOM

13'6 x 12'2 (4.11m x 3.71m)

Two leaded windows, radiator, exposed beams, four wall light points, stone flagged flooring, exposed stone wall, alcove with exposed stonework, exposed ceiling beams.



BREAKFAST KITCHEN

13'6 x 13'4 (4.11m x 4.06m)

Wall and base mounted units with tiled work surfaces over and tiled splash backs, single drainer sink unit with mixer taps, space for fridge, space for freezer, space for electric cooker with

extractor above, breakfast bar area, two leaded windows, tiled flooring, radiator.



INNER HALLWAY

Access to shower room and utility room, access to roof void (boarded with ample storage space)

UTILITY ROOM

9'4 x 4'10 (2.84m x 1.47m)

Work surface with single drainer sink, space for washing machine, leaded window, wall mounted central heating boiler, radiator, tiled flooring, door to outside.

DOWNSTAIRS SHOWER ROOM

Shower cubicle with shower fittings, vanity wash hand basin, low level WC, radiator, tiled flooring, part tiled walls, extractor fan.

FIRST FLOOR LANDING

Access to first floor rooms. Storage cupboard.

BEDROOM ONE

12'4 x 11'0 plus large door recess (3.76m x 3.35m plus large door recess)

Leaded window, radiator, built in storage cupboard



BEDROOM TWO

12'0 x 10'11 (3.66m x 3.33m)

Leaded window, radiator, access to roof void.



BEDROOM THREE

11'7 x 7'9 (3.53m x 2.36m)

Fitted wardrobe, radiator, leaded window.



BATHROOM

Panelled bath with shower fittings over, low level WC, vanity wash hand basin, heated towel rail, tiled walls, leaded window.



EXTERNALLY

To the rear of the property there is a pleasant enclosed garden with patio area and mature plantings and gated access leading to the front of the cottage.



GARAGES

The property offers a total of three garages, a double garage 19'1 x 14'8 with twin opening doors, an inspection pit, power and lighting together with a further detached garage/workshop measuring 24'7 x 11'5 with power, lighting, double opening doors and three windows.

Please Note; There is a possibility of further development in this area subject to necessary consents (this would need to be looked into after the completion of any sale)

