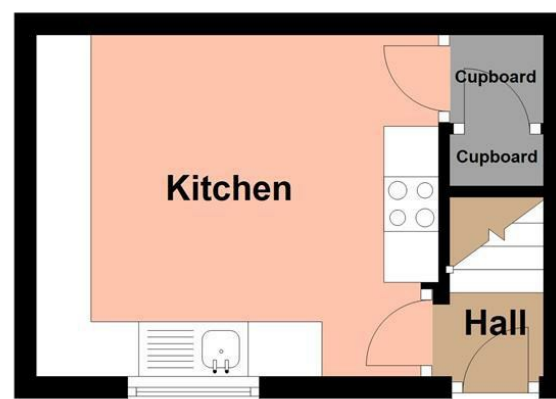


First Floor



Ground Floor



Second Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This characterful Grade II Listed Cottage is a three-story property comprising a dining kitchen with under stairs storage, a living room on the first floor, and a double bedroom and a wet room both located on the second floor. Chapel Street is situated in the heart of Longnor, offering convenient access to local amenities in this picturesque Peak District village. Additionally, it was featured in a BBC adaptation of Pride and Prejudice.

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**NO ONWARD CHAIN** - This characterful Grade II Listed Cottage is a three-story property comprising a dining kitchen with under stairs storage, a living room on the first floor, and a double bedroom and a wet room both located on the second floor. Chapel Street is situated in the heart of Longnor, offering convenient access to local amenities in this picturesque Peak District village. Additionally, it was featured in a BBC adaptation of Pride and Prejudice.

### ENTRANCE

Timber door, tiled flooring, and stairs to the first floor.

### KITCHEN

10'3 x 12'10 (maximum) (3.12m x 3.91m (maximum))  
Timber framed sash window, fitted wall and base units, electric hob and oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine and dishwasher, electric wall-mounted heater, understairs storage cupboard, and tiled flooring.



### WET ROOM

4'4 x 4'11 (1.32m x 1.50m)  
Timber framed Velux window, electric shower fitment, WC with a push flush, washbasin with a mixer tap over, tiled walls, and flooring.



### SECOND FLOOR LANDING

### BEDROOM

10'4 x 10'2 ( maximum) (3.15m x 3.10m ( maximum))  
Timber framed sash window, electric wall mounted heater, built-in cupboard, loft access, and wood effect flooring.



### NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.  
Council Tax Band: C  
EPC Rating: TBC



### FIRST FLOOR LANDING

Stairs to the second floor.

### LIVING ROOM

10'5 x 14'10 (maximum) (3.18m x 4.52m (maximum))  
Two timber framed sash windows, electric wall mounted heater, and wood effect flooring.