

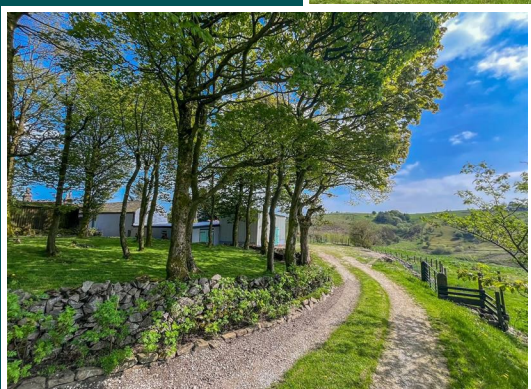
MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.

www.wrightmarshall.co.uk
 knutstord@wrightmarshall.co.uk
 Tel : 01565 621624



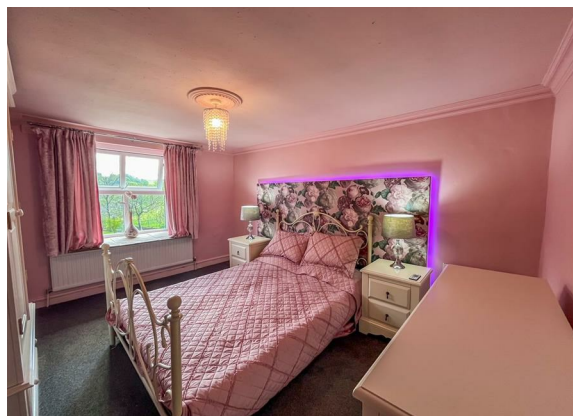
 **Wright Marshall**
 Estate Agents

£665,000



**BARN HOUSE
 BRANDSIDE
 BUXTON
 SK17 0RR**


COUNCIL TAX BAND: E



A Smallholding located in Brandside, on the outskirts of Buxton, this well-presented THREE BEDROOM Semi Detached BARN CONVERSION that includes 14.42 Acres of adjoining land, comprises a south-facing conservatory, a spacious dining kitchen, a large living room with a Charnwood multi fuel burner, and a ground floor bathroom. Upstairs, three double bedrooms and a modern bathroom complete the main house. Externally, a gated driveway opens to a gravelled driveway, providing ample off road parking and giving access to a garage, barn, and stables, which could serve a variety of purposes. Surrounding the property are well maintained gardens and a copse of woods.

Conservatory

South facing with UPVC double glazed sliding doors, and windows either side, and tiled flooring.
9'8" x 10'0" / 2.95m x 3.05m

Hallway

Composite entrance door, Tiled flooring.

Kitchen

Two UPVC double glazed windows, fitted wall and base units with worktop over, four ring electric hob and oven with an extractor fan over, Rayburn which also provides hot water and heating, sink and drainer with a mixer tap over, integral fridge and freezer, integral dishwasher, plumbing for a washing machine, and tiled flooring.
12'11 16'2 (max) / 3.94m 4.93m (max)

Living Room

Three double glazed windows with stone windowsills, two vertical radiators, Charnwood multi fuel burner which provides central heating, stone hearth, and stairs to the first floor.
12'11" x 21'1" / 3.94m x 6.43m

Ground Floor Bathroom

Bath with a mixer tap over, WC, pedestal washbasin, ladder style electric radiator, part tiled walls, and tiled flooring.
6'1 x 4'3 / 1.85m x 1.30m

First Floor Landing

UPVC external door, and a wall mounted electric heater.

Bedroom One

UPVC double glazed window with a stone windowsill, and a radiator.
13'3" x 10'2" / 4.04m x 3.10m

Bedroom Two

UPVC double glazed window with a stone windowsill, and a radiator.
12'10 x 10'2 / 3.91m x 3.10m

Bedroom Three

UPVC double glazed window with a stone windowsill, built in cupboard, and a radiator.
9'10 x 10'9 / 3.00m x 3.28m

Bathroom

UPVC double glazed window, P shaped bath with a wall-mounted electric shower fitting, his and hers pedestal sinks, WC, electric heater, tiled walls, and wood effect flooring.
9'6 x 7'3 / 2.90m x 2.21m

Garage

Double timber doors, UPVC double glazed window, inspection pit, and light and power.
14'7 x 29'8 / 4.45m x 9.04m

Barn

Two sets of double timber doors, stable door, light, and mezzanine level storage space.
33'9 x 16'1 / 10.29m x 4.90m

Stable

Double timber doors, stable door, and light.
20'5 x 18 / 6.22m x 5.49m

Exterior

The property's exterior features a gated driveway opening onto a gravelled pathway leading to a convenient carport, providing ample parking space for vehicles and access to the garage, barn, and stable. Landscaped south facing gardens surround the premises, offering open views. At the rear of the property, there's a copse of woods. Additionally, there is adjoining land measuring approximately 14.42 acres which is accessed directly from the gardens.

Notes

Tenure: Freehold (subject to solicitor verification)
Council Tax Band: E
EPC Rating: TBC
Service:
Water: Mains Water
Heating: Oil
Drainage: Septic Tank