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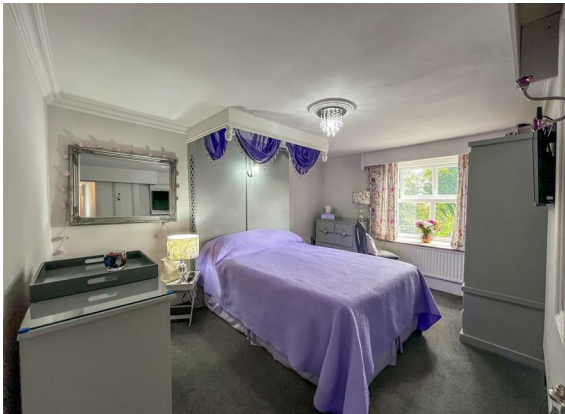
 **Wright Marshall**  
Estate Agents

£665,000



**BARN HOUSE  
BRANDSIDE  
BUXTON  
SK17 0RR**

 3  2  1  F  
**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