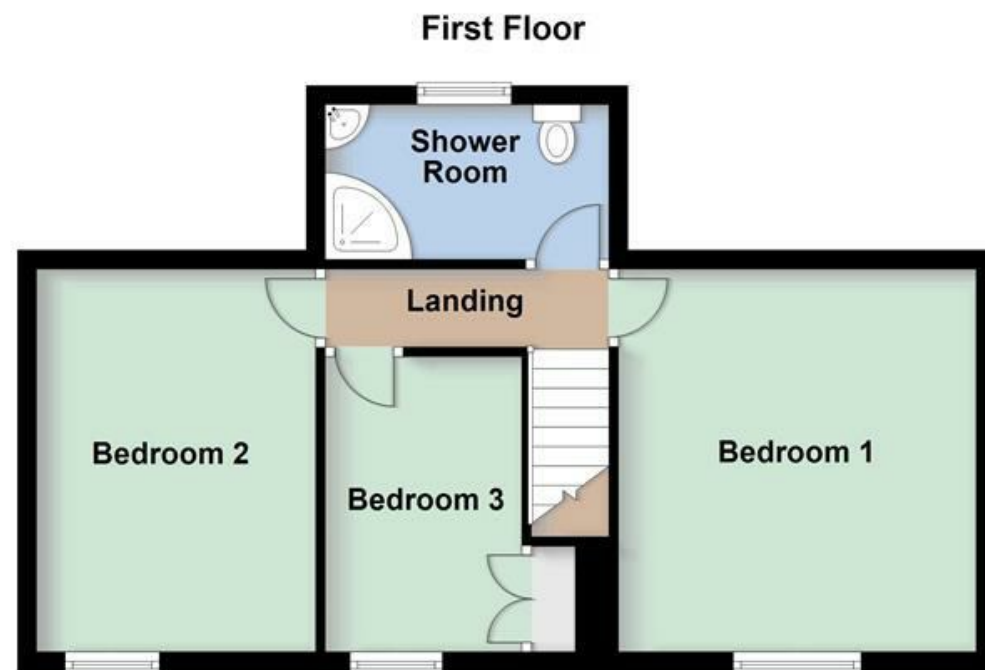
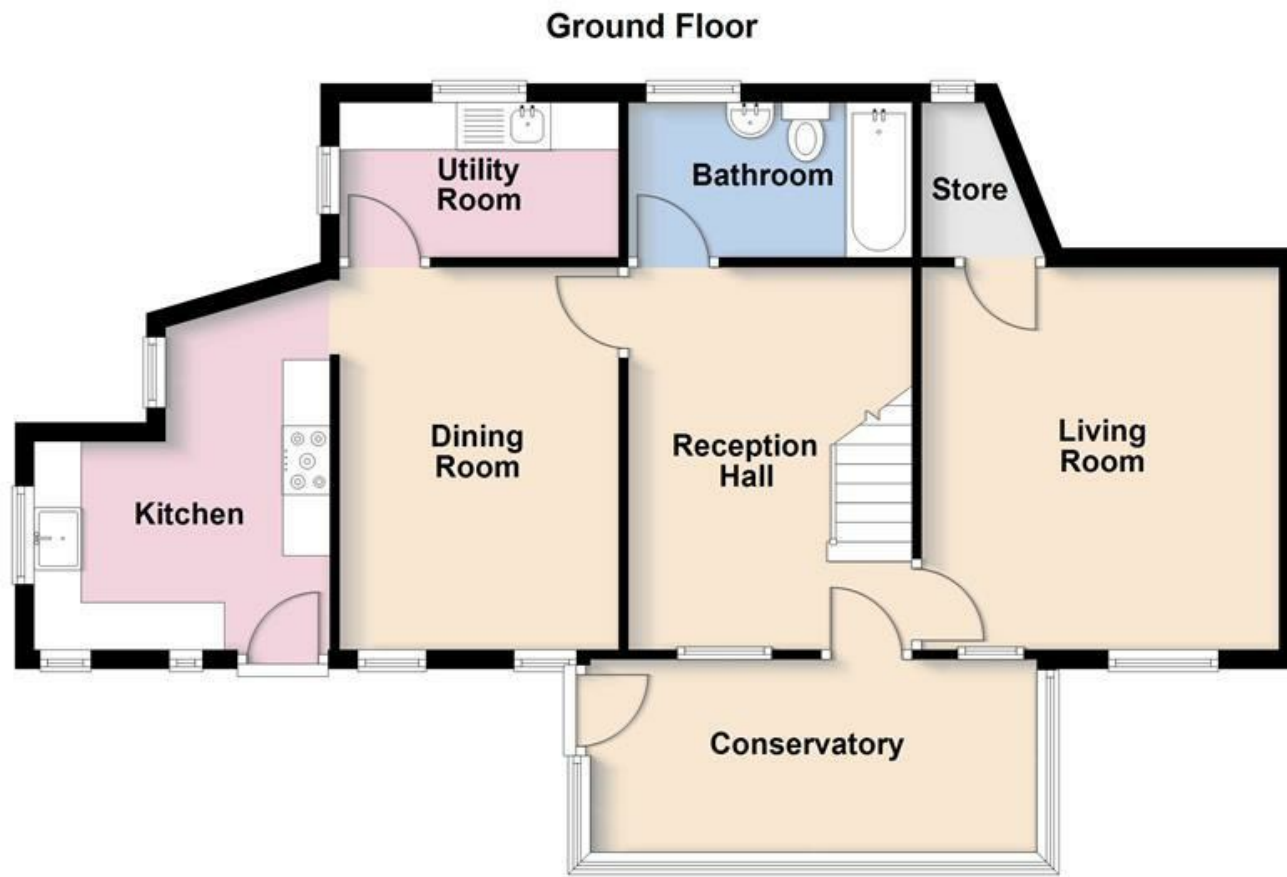




Wright Marshall
Estate Agents

IVY COTTAGE , EARL STERNDALE, BUXTON
SK17 0BY

£395,000



Offered to the market with NO ONWARD CHAIN. Situated in the heart of Earl Sterndale, this beautifully presented THREE BEDROOM COTTAGE offers plenty of period charm. The ground floor features an entrance porch, spacious reception hallway, living room, dining room, utility, bathroom, and a well-appointed kitchen. Upstairs, there are two double bedrooms, an additional third bedroom, and a shower room. Outside, the front of the property boasts a charming cottage garden with mature plants and shrubs. Located in a picturesque village with excellent access to Buxton, Bakewell, and Manchester, this delightful cottage is a must-see.

MISREPRESENTATION ACT 1967.

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CONSERVATORY

6'8 x 15'10 (2.03m x 4.83m)
Double glazed external door, double glazed windows, and quarry tiled flooring.

RECEPTION HALLWAY

13'6 x 9'10 (4.11m x 3.00m)
Original tiled floor and an open staircase leading to the first floor.



LIVING ROOM

13'4 x 12'5 (4.06m x 3.78m)
Two windows, log burning stove set on a tiled hearth, exposed ceiling beams, and a wall mounted radiator. A panelled door leads to a storage area with a double glazed window at the rear.



DINING ROOM

13'5 x 9'9 (4.09m x 2.97m)
Two double glazed windows, wall mounted radiator, and a cast iron range set into the fireplace with a stone surround.



UTILITY ROOM

5'5 x 9'7 (1.65m x 2.92m)
Three double glazed windows, work surface with an inset stainless steel sink, space for a dishwasher, washing machine, slimline freezer, and a Worcester Bosch combi boiler.

KITCHEN

13 x 10'4 (max) (3.96m x 3.15m (max))
Double glazed external door, two double glazed windows, a range of fitted base units with a wooden worktop, Belfast sink, dual fuel Smeg range with an extractor fan over, wall mounted radiator, exposed stone feature wall, and quarry tiled floor.



GROUND FLOOR BATHROOM

5'5 x 9'9 (1.65m x 2.97m)
Double glazed window, bath with a shower fitment over, wash hand basin, low level WC, and a wall mounted heater.

LANDING

Radiator.

BEDROOM ONE

13'5 x 12'6 (4.09m x 3.81m)
Double glazed window, fitted wardrobes, and a radiator.



BEDROOM TWO

13'8 x 9'9 (4.17m x 2.97m)
Double glazed window, fitted wardrobes, and a radiator.



BEDROOM THREE

10'9 x 6'10 (3.28m x 2.08m)
Double glazed window, built-in storage cupboard, and a radiator.



SHOWER ROOM

5'3 x 5'11 (1.60m x 1.80m)
Double glazed window, walk in shower cubicle, low level WC, wash basin, ladder style radiator, and tiled walls.



FRONT GARDEN

The property features a landscaped cottage garden with several seating areas, surrounded by an array of mature plants and shrubs, creating a tranquil and inviting outdoor space.



NOTES

Notes - Tenure: Freehold
Council Tax Band: The current Council Tax Band for this property is listed as 'DELETED'.
EPC Rating: F