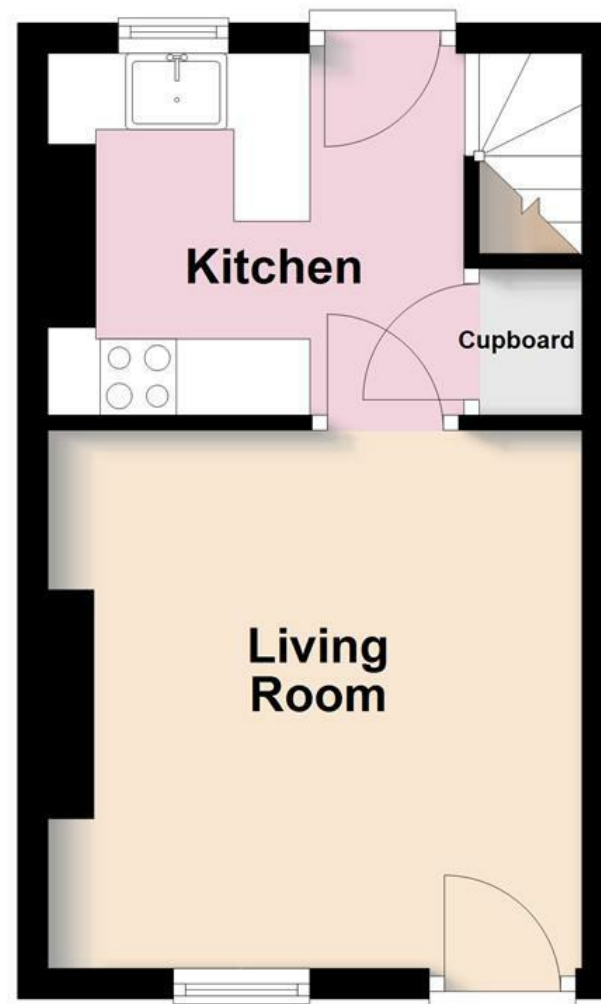
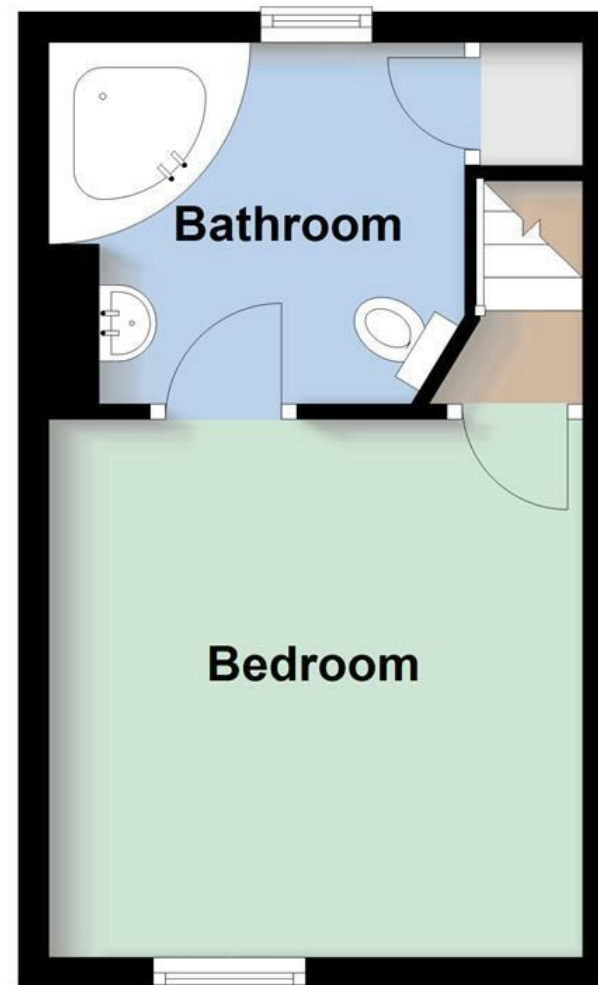


Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions
 before making any decisions reliant upon them.
 Plan produced using PlanUp.



This Grade II listed stone-built cottage, dating back to 1823, is situated in the heart of the Peak District National Park. The accommodation comprises a living room and kitchen. On the first floor is a double bedroom with loft access and a bathroom. Externally, the property features a private enclosed rear garden with patio, established flower beds, and a stone storage shed. Located on the edge of Cressbrook village, the cottage is surrounded by Derbyshire countryside with scenic walks and cycle trails nearby and offers excellent potential as a holiday home or rental.

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.

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LIVING ROOM

11'7 x 11'6 (3.53m x 3.51m)
Timber door, mullion windows, log burner, and tiled flooring.



KITCHEN

7'9 x 9'2 (2.36m x 2.79m)
Timber door, window, fitted wall and base units with wooden worktop, four-ring electric hob, integral NEFF oven, stainless steel sink with mixer tap, plumbing for a dishwasher, tiled flooring, under-stairs cupboard, and stairs to the first floor.



FIRST FLOOR

BEDROOM

11'5 x 10'10 (3.48m x 3.30m)
Window and loft access.



BATHROOM

7'10 x 8'7 (2.39m x 2.62m)
Window, corner bath with electric wall-mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap, part-tiled walls, and tiled flooring.



EXTERIOR

The property offers a private rear garden featuring a patio and established flower beds, with a stone storage shed.



NOTES

Tenure: Freehold
Coucil Tax: Deleted
EPC Rating: E