



Broadlow Farm Peak Dale Buxton

welcome to

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Broadlow Farm is a beautifully presented five/six bedroom semi detached small holding sitting in an elevated position with outstanding views.



Entrance Hallway

A double glazed opaque door opens into the entrance hallway. The entrance hallway has a flagged floor, a central heating radiator and a double glazed window to the side.

Cloak Room

A panelled door with a thumb nail latch opens into the cloakroom. The cloakroom has a low flush WC, a wash hand basin with storage beneath and a double glazed opaque window. There is panelling to half height, a flagged floor and a central heating radiator.

Utility Room

A panelled door with a thumb nail latch opens into the utility room. The utility room has a flagged floor, double glazed window to the side and space for a washing machine and a dryer.

Dining Kitchen

Kitchen Area

15' x 15' 4" (4.57m x 4.67m)

The kitchen area features a comprehensive range of units incorporating an island unit with a wooden work surface. Integrated appliances include an integrated dishwasher, fridge and microwave. The focal point of the room is the Sandyford range cooker finished in deep blue. There is space for a refrigerator and within the island unit is a wine rack. The kitchen has exposed beams to the ceiling, a flagged floor and a double glazed window to the front elevation. The kitchen opens out into the dining room area.

Dining Room Area

14' 9" x 11' 4" (4.50m x 3.45m)

The dining room area has a flagged floor, a double glazed window to the rear with fantastic views and exposed beams to the ceiling. Panelled doors with thumb nail latches open into the entrance hallway and the sitting room.

Sitting Room

15' x 24' 5" narrowing to 20' 3" (4.57m x 7.44m narrowing to 6.17m)

This spacious sitting room has an impressive stone fireplace incorporating a log burning stove and a flagged floor. The room has double glazed French doors that open on to the front garden. There are two double glazed windows to the

front elevation and a further double glazed window to the rear. To the ceiling are exposed beams and there are two wall mounted central heating radiators. A wooden staircase provides access from the sitting room to the first floor accommodation.

Downstairs Bedroom

16' x 15' 3" (4.88m x 4.65m)

A panelled door with a thumb nail latch opens into the downstairs bedroom. This versatile room is currently used as a bedroom but could be used as a playroom/additional reception room. The room has a dual aspect with a double glazed window to the side and the front elevations. The room has a central heating radiator and a door that opens onto the front elevation.

Landing

The landing area has two double glazed skylights, two double glazed windows and two wall mounted central heating radiators.

Master Bedroom

15' 4" x 14' 5" narrowing to 10' 4" (4.67m x 4.39m narrowing to 3.15m)

A panelled door with a thumb nail latch opens into the master bedroom suite from the landing. The master bedroom suite has a vaulted ceiling with exposed beams and a double glazed skylight. There is a wall mounted central heating radiator and double glazed French doors which open to a Juliet balcony. Panelled doors with thumb nail latches open into the ensuite and a useful storage cupboard.

Ensuite

The ensuite has a walk in shower, a wash hand basin with storage beneath, and a low flush WC. There is a central heating radiator and a double glazed skylight to the rear. The room is finished with tiling to the half-height and the splash back areas.

Bedroom Two

13' 5" into alcove x 10' 7" (4.09m into alcove x 3.23m)

Bedroom two has a vaulted ceiling with exposed beams. There is a double glazed window to the front with lovely views and a wall mounted central heating radiator.

Bedroom Three

11' 10" x 11' 4" (3.61m x 3.45m)

A panelled door with a thumb nail latch opens into bedroom three. This bedroom has a vaulted ceiling with exposed beams, a central heating radiator and a double glazed window with a deep stone sill to the front.

Bedroom Four

11' 10" x 7' 11" (3.61m x 2.41m)

A panelled door with a thumb nail latch opens into bedroom four. This bedroom has a dual aspect with double glazed windows to the front and side elevations. It has a vaulted ceiling with exposed beams.

Bedroom Five

15' 3" x 7' 9" (4.65m x 2.36m)

Bedroom five has a vaulted ceiling with exposed beams and double glazed windows to the side and the front elevations. There is also a wall mounted central heating radiator.

Family Bathroom

The family bathroom has a freestanding roll top bath with claw feet. Over the bath is a chrome shower with an oversized waterfall shower head. There is a high flush WC with chrome fittings and a wash hand basin within a vanity unit. The room has a vaulted ceiling with recessed spotlights and a chrome heated towel rail. A double glazed window opens onto the front elevation. A panelled door with a thumb nail latch opens into a cupboard housing the cylinder for the air source heat pump.

Outside

The property is approached by a single track lane which provides access to a generous parking area to the front of the property.

A well maintained lawn and garden wraps around the property and provides access to the stables and fields to the side and rear of the property. The garden is stocked with mature plants and shrubs and has a flagged patio area. A store provides access to the air source heat pump. To the side of the property there are two sheds and two stables.



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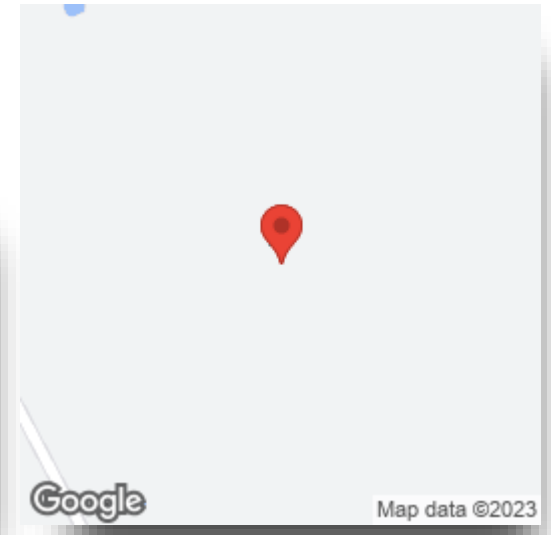
welcome to

Broadlow Farm Peak Dale, Buxton

- Five/six bedroom semi detached longhouse
- Sitting in over 3 acres with views of open countryside
- Ideal for use as a small holding
- Generously proportioned dining kitchen and sitting room
- Period charm and character throughout with open fireplaces and exposed beams

Tenure: Freehold EPC Rating: E

£670,000



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Property Ref:
BAK106662 - 0010

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 bagshaws residential



01629 814774



Bakewell@bagshawsresidential.co.uk



Bridge Street, BAKEWELL, Derbyshire, DE45 1DS



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)