



**South View Biggin Buxton**

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Offered for sale is this superbly presented three bedroom cottage in the heart of the popular Peak District village of Biggin. The property has been sympathetically upgraded but still retains a wealth of period charm throughout.



### **Entrance Hallway**

A single glazed opaque door opens from the front elevation into the entrance hallway. The entrance hallway has a stone floor which has oil fired under floor heating beneath.

### **Conservatory**

13' 9" x 9' 3" ( 4.19m x 2.82m )

This double glazed conservatory has double glazed doors which open onto the side of the property. The conservatory has a tiled floor with oil fired underfloor heating and further double doors opening into the kitchen area.

### **Kitchen**

10' 9" x 11' 9" ( 3.28m x 3.58m )

This beautifully presented kitchen features a range of wooden kitchen units, inset into the wooden work surface is a Belfast sink. The electric Aga is included in the sale. Further integrated appliances include a dishwasher, fridge, freezer and microwave. The kitchen has a tiled floor which again has under floor heating.

### **Lobby Area**

Off the kitchen is a small lobby area which has a tiled floor with under floor heating. A panelled door with a thumbnail latch opens into the downstairs shower room from the lobby.

### **Downstairs Shower Room**

The downstairs shower room has a walk in shower, a low flush WC and a wash hand basin. A panelled door opens into a useful storage area. The shower room is finished with a mix of Mosaic and brick style ceramic tiling.

### **Sitting Room**

14' 4" x 11' ( 4.37m x 3.35m )

This beautifully presented sitting room has as a focal point a multi fuel stove which is inset into a wooden fireplace with a tiled back. There are exposed beams to the ceiling, an exposed feature stone wall plus under floor heating. A double glazed window with stone mullions provides views over the garden.

### **Dining Room/study**

11' 10" x 14' 2" narrowing to 11' 4" ( 3.61m x 4.32m narrowing to 3.45m )

The dining room has exposed beams to the ceiling and a quarry tiled floor with under floor heating. The double glazed window has stone mullions and opens onto the front elevation. The open stairs lead up to the first floor accommodation. Located on the staircase is a single glazed window with stone mullions.

### **Bedroom One**

12' 2" at the max x 11' at the max ( 3.71m at the max x 3.35m at the max )

This bedroom has a double glazed window to the front with stone mullions and a wall mounted central heating radiator. A door provides access into a useful storage cupboard with wardrobe hanging space.

### **Bedroom Two**

9' 5" at the max x 9' 9" ( 2.87m at the max x 2.97m )

Bedroom two has a decorative cast-iron fireplace and a double glazed window to the front with a stone mullions which have views of open countryside. There is also a wall mounted central heating radiator.

### **Bedroom Three**

14' 11" x 4' 2" ( 4.55m x 1.27m )

This bedroom has a double glazed window to the rear and a central heating radiator.

### **Bathroom**

The bathroom has a suite comprising of a slipper bath with claw feet, a wash hand basin and a low flush WC. The bathroom is finished with panelling to three-quarter height.

### **Externally**

To the front of the property is a lawn garden with a pebbled driveway to the side which provides ample parking for up to 4 vehicles. The generously proportioned rear garden is laid mainly to lawn and has a good sized outbuilding positioned to the side

of the property plus a further stone outbuilding which houses a wood and coal store on one elevation and a laundry shed on the other which has lighting, power, water and plumbing / drainage plus an outside tap.

### **Outbuilding**

38' 11" x 18' 5" ( 11.86m x 5.61m )

The outbuilding has single glazed windows and double doors. It has power and light and could be developed into additional accommodation, a home office, workshop or indeed a holiday let business opportunity subject to the necessary planning consents been obtained.



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## South View Biggin Buxton

- A superbly presented three bedroom period cottage
- Period charm throughout including exposed beams, stone mullions and a log burning stove
- Generously proportioned outbuilding/workshop which could be developed further subject to obtaining the necessary planning consents
- Off-road parking for at least 4 vehicles and pleasant gardens
- Idyllic rural setting

Tenure: Freehold EPC Rating: F

**£525,000**



Please note the marker reflects the postcode not the actual property

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