



South View Biggin Buxton

welcome to

South View Biggin Buxton

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.





welcome to

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

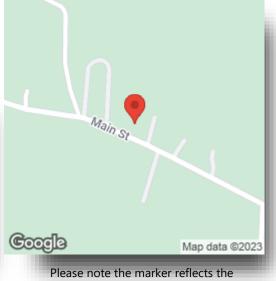
£525,000





view this property online bagshawsresidential.co.uk/Property/BAK106507





Please note the marker reflects the postcode not the actual property



Property Ref: BAK106507 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. bagshaws residential



01629 814774



Bakewell@bagshawsresidential.co.uk

Bridge Street, BAKEWELL, Derbyshire, DE45 1DS



bagshawsresidential.co.uk