



**The Garage Main Street Biggin Buxton**

**welcome to**

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A fantastic opportunity has arisen to purchase this two bedroom detached property situated in the heart of the popular Peak District village of Biggin.



### **Utility Room**

7' 8" x 9' 11" ( 2.34m x 3.02m )

A double glazed door to the front opens into the utility room. The utility room has a double glazed window to the side. Doors provide access through to the cloakroom and a storage area housing the underfloor heating system.

### **Cloakroom**

The cloakroom has a low flush WC and a wash hand basin. There is a double glazed opaque window to the rear elevation.

### **Kitchen**

10' 5" extending to 17' 9" x 13' 2" ( 3.17m extending to 5.41m x 4.01m )

The spacious dining kitchen features a newly installed kitchen area which has a range of wall and base units. There is a 1 1/2 sink inset into the work surface. Integrated appliances include an electric oven, a hob with extractor over, a dishwasher and a refrigerator. The room has two double glazed windows and an open staircase which provides access up to the first floor accommodation. There is underfloor heating throughout this area and exposed stonework to the walls.

### **Lounge**

13' 2" at the max x 13' 11" at the max ( 4.01m at the max x 4.24m at the max )

Opening from the kitchen area is the lounge. The lounge has a log burning stove as a focal point and underfloor heating. The room has a dual aspect with double glazed windows to the side and the front elevations.

### **Landing**

The landing has a double glazed window to the side with a deep stone sill.

### **Bedroom One**

13' 7" at the max narrowing to 7' 5" at the min x 13' 2" ( 4.14m at the max narrowing to 2.26m at the min x 4.01m )

A panelled door with a thumb nail latch opens from the landing area. Bedroom one has a double glazed window to the front and a wall mounted central heating radiator. There are exposed beams to the ceiling.

### **Ensuite**

A panelled door with a thumb nail latch opens into the ensuite. The ensuite has a suite comprising of a slipper bath, a walk in shower with a waterfall shower head and a separate hand held attachment, a wash hand basin and low flush WC. There is tiling to the shower area and a chrome heated towel rail.

### **Bedroom Two**

9' x 13' 2" narrowing to 9' 11" ( 2.74m x 4.01m narrowing to 3.02m )

This bedroom has a double glazed window to the rear and a single glazed window to the side. There is a wall mounted central heating radiator and a useful storage area.

### **Ensuite**

The ensuite has a walk in shower, a low flush WC and a wash hand basin. There is tiling to the shower area, recessed spotlights to the ceiling and a chrome heated towel rail.

### **Outside**

Externally the property sits on a generous plot with a driveway to the side. To the rear of the property is an open garage area which has planning permission to erect a new garage.

### **Agents Note**

There is no current Council Tax band for this property due to its Holiday Let usage. We have provided an indication of what the Council Tax band may be for information only. Please make enquiries through the local council Tax office and satisfy yourself in this regard before proceeding.



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## Garage Main Street Biggin Buxton

- Two bedroomed holiday cottage
- Recently renovated throughout
- Situated in the heart of the popular Peak District village of Biggin
- Planning permission for a detached garage

Tenure: Freehold EPC Rating: Awaited

**£500,000**



Please note the marker reflects the postcode not the actual property

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