

# property details **approval form**

Crosse Chance Cottage, Main Road, Taddington, Buxton, Derbyshire, England, SK17 9TR

**Date:** 14 May 2025

**Property Ref and Version:** BAK107251 - 0008

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£285,000

Tenure: Freehold

## >> **key features**

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- > Centrally positioned
- > Two bedroomed period cottage
- > Original features
- > Two reception rooms
- > Easy access to Bakewell and Buxton
- > No onward chain
- > EPC Rating: E

## >> **short description**

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A period Limestone cottage which is centrally positioned within this sort after village in the Limestone Uplands. The property offers extremely strong period character including natural stone Derbyshire fireplaces. Wood burning stove and heavily beamed ceilings.

## >> **long description**

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The property boasts exceptionally large accommodation which includes a superb dual aspect sitting room with impressive fireplace. A separate dining room with stone fireplace. A fitted galley kitchen. At first floor a landing, two spacious double bedrooms and a luxurious bath/shower room/wc. There is an open gravel courtyard to the front and a courtyard to the rear each providing delightful sitting out locations to admire village views.

This is a sought-after Peak District village location, the property is centrally positioned opposite The Queens Arms. The property has local footpaths and bridle ways leading out to the wider rural area. Property boasts potential for country seat within the renowned Peak District and has excellent potential as an ongoing holiday cottage with very good feedback from visitors and an excellent record of bookings.

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>> **directions**

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>> **Agent Note**

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## >> room description

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### **Sitting Room**

11' 1" x 14' 9" ( 3.38m x 4.50m )

A delightful dual aspect sitting room, has a great depth of charm and character. The room has a beamed ceiling and a broad natural stone vernacular Derbyshire stone fireplace with raised riven stoned hearth and log burning stove. The windows to the front and side provide delightful views over the village. Room includes a recess with wall light point adjacent an electric heater. Part glazed stable door leads to the front courtyard.

### **Dining Room**

14' 9" x 9' 7" ( 4.50m x 2.92m )

A separate dining room with front facing double glazed window with a recess stone fireplace. There is an electric heater and beamed ceiling. Within the room, staircase leads to the first floor which has an understairs storage cupboard.

### **Kitchen**

6' x 7' 8" ( 1.83m x 2.34m )

A galley kitchen with natural wood and ceramic tiled work surfaces, a ceramic style splash back and incorporates an inset resin sink unit with mixer tap. There is open display shelving, vegetable baskets and draws and a Belling electric cooker. Double glazed windows provide delightful views to the rear with heavily beamed ceiling.

### **Utility Room**

6' 10" x 7' 4" ( 2.08m x 2.24m )

A surprisingly large and practical room which has an entrance door leading out into the side courtyard as a side window. Oak block wood work surfaces provide plenty of working space, beneath are spaces for various appliances with plumbing for a washer.

### **First Floor Landing**

Spacious landing which gives access to bedrooms and bathroom.

### **Bathroom**

Luxurious bathroom/WC with white and chrome suite featuring a panelled bath with electric shower and glass shower screen. Vanity wash basin with Monoblock tap and storage beneath and there is a separate WC. Double glazed windows at the side and panelled ceiling. A built-in storage cupboard houses the boiler. Wall mounted contemporary style radiator/towel rail.

### **Bedroom One**

15' 1" x 11' 4" ( 4.60m x 3.45m )

A delightful double bedroom with exposed pine boarded floor and stout ceiling beam. There are stone mullion windows to the front and there is an electric heater.

### **Bedroom Two**

6' 4" x 11' 9" ( 1.93m x 3.58m )

A delightful twin-bedded room with electric radiator which has windows to the front with wonderful views along the village.

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### **Exterior Gardens**

The property has a gravel courtyard to the front and a small courtyard to the side of the property. Both delightful sitting locations.

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## >> **property images**



**Your Bagshaws Residential office:** Bridge Street, BAKEWELL, Derbyshire, DE45 1DS  
T 01629 814774 E [Bakewell@bagshawsresidential.co.uk](mailto:Bakewell@bagshawsresidential.co.uk)



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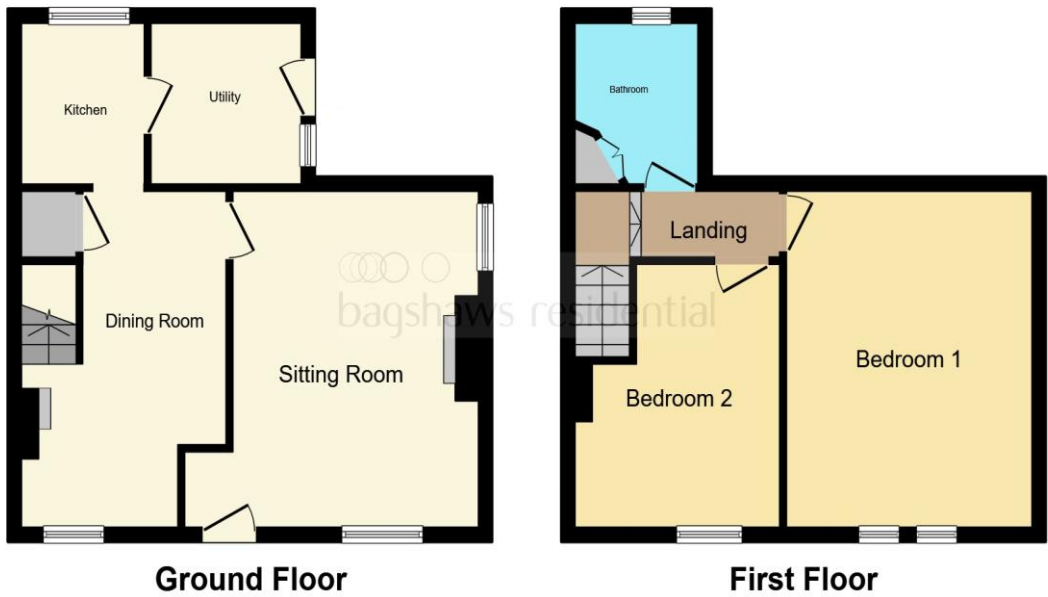
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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Mark Bramall		
Mr G. Thompson		