



Flash, Buxton, SK17 0SW.  
Offers in the Region Of £525,000





# Flash, Buxton, SK17 0SW

This three bedroom detached sandstone cottage is situated in a picturesque, elevated position, offering stunning views of the open countryside and beyond. Nestled within the Peak District, between Leek and Buxton, this home offers stunning walks, is an ideal family home, air BnB, or holiday cottage and is reputed to be the oldest cottage in Flash!

You're welcomed into the property via the hallway with a useful storage cupboard and access to the first floor. Located off the hall is the family bathroom which has a contemporary white suite complete with P-shaped bath, pedestal wash basin, low level WC and is fully tiled.

The sitting room is located at the centre of the property and houses a solid fuel stove which truly is the heart of the home as it controls the heating throughout. Here there are French doors onto the patio area at the front of the property which has stunning views. Next is the dining room which features wooden beams, built in storage and ample room for a large family dining table and chairs.

To the rear of the property is the kitchen which is a wonderfully light and airy space with 2 skylights which flood the room with light. There is door to the side, a contemporary range of units to the base and eye level, induction hob, integral fridge/freezer, dishwasher and washing machine along with an under mount sink and Dekton worktops.

To the first floor are 3 well proportioned bedrooms as well as a WC. Bedrooms 2 and 3 both have built in storage. Externally to the frontage is a flagged patio area, walled and hedged boundary and to the side is a carport with EV charger. The yard to the other side has a stone outhouse, workshop and will house multiple vehicles.

A viewing is highly recommended to appreciate the location, stunning views, versatile layout and quality of the finish.

## Situation

This cottage is situated in the rural village of Flash just on the outskirts of the Staffordshire Moorlands and Derbyshire borders. A beautiful countryside location offering views over the surrounding countryside.





## Ground Floor

### Hallway 14' 6" x 3' 10" (4.43m x 1.18m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the front aspect, radiator, stairs to the first floor, tiled floor.

### Bathroom 7' 9" x 7' 5" (2.36m x 2.25m) max measurement

UPVC double glazed window to the side aspect, P-shaped panel bath, chrome wall mounted taps, shower attachment, glass shower screen, chrome mixer taps, hand held shower attachment, low level WC, pedestal wash hand basin, chrome mixer tap, heated towel rail, under stairs storage cupboard, fully tiled, inset ceiling spotlights, extractor fan.

### Sitting Room 13' 5" x 13' 0" (4.10m x 3.96m)

UPVC double glazed French doors to the frontage, log burner, wooden lintel, slate hearth, ceiling beams, engineered oak flooring.

### Dining Room 13' 5" x 12' 7" (4.08m x 3.84m)

2 x UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect, radiator, ceiling beams, built in storage cupboard.

### Kitchen 14' 0" x 11' 1" (4.26m x 3.37m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, 2 x sky lights, range of units to the base and eye level, Dekton worktops, under mount ceramic sink, chrome mixer tap, integral dishwasher, integral fridge freezer, Indesit integral double over, Hisense ceramic induction hob, extractor hood, integral washing machine, radiator.

## First Floor

### Landing

UPVC double glazed window to the rear, radiator.

### Bedroom One 12' 8" x 11' 10" (3.85m x 3.60m) Max measurement

UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, radiator, ceiling beams, loft access.

### WC 5' 5" x 2' 10" (1.65m x 0.86m)

Low level WC, wash hand basin.

### Bedroom Two 11' 7" x 10' 4" (3.53m x 3.16m) Max measurement

UPVC double glazed window to the frontage, radiator, beam ceiling, loft access, built in storage cupboard.

### Bedroom Three 13' 8" x 10' 9" (4.17m x 3.28m)

UPVC double glazed window to the frontage, radiator, beam ceiling, built in storage cupboard, built in cupboard which house the hot water tank.

### Externally

To the frontage, flagged patio area, walled boundary. Car port to the left hand side aspect, Project EV charging point. Gated concrete yard with outbuilding to the right hand side aspect, workshop.

### Workshop

Power and light.



Note:  
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold







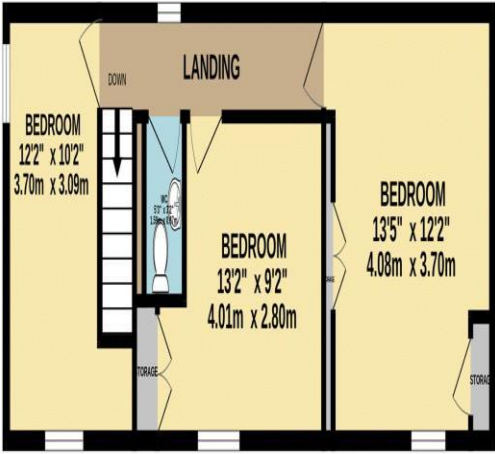




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## Directions

From our Derby Street, Leek, offices proceed into Ball Haye Street. Follow this road for a short distance and at the traffic lights turn right onto A53 Buxton Road. Follow this road proceeding out of the town for approximately six and a half miles and opposite the sizeable lay-by on the right, take the sharp turning left signposted Flash. Follow this road for a short distance and as the road forks, take the left hand fork. Follow this road proceeding out of the village of Flash for a short distance where The Smithy is situated on the right hand side.

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