



Ball Stone Farm, Buxton, SK17 0SZ.
OIRO £595,000



Ball Stone Farm, Buxton

Buxton, SK17 0SZ.

Whittaker and Biggs are pleased to present to the market this three bedroom detached farmhouse with barn, outbuildings and approximately 12.3 acres of land.

The property is comprised of a kitchen diner, utility room, sitting room and snug to the ground floor, whilst to the first floor there are three bedrooms and a shower room.

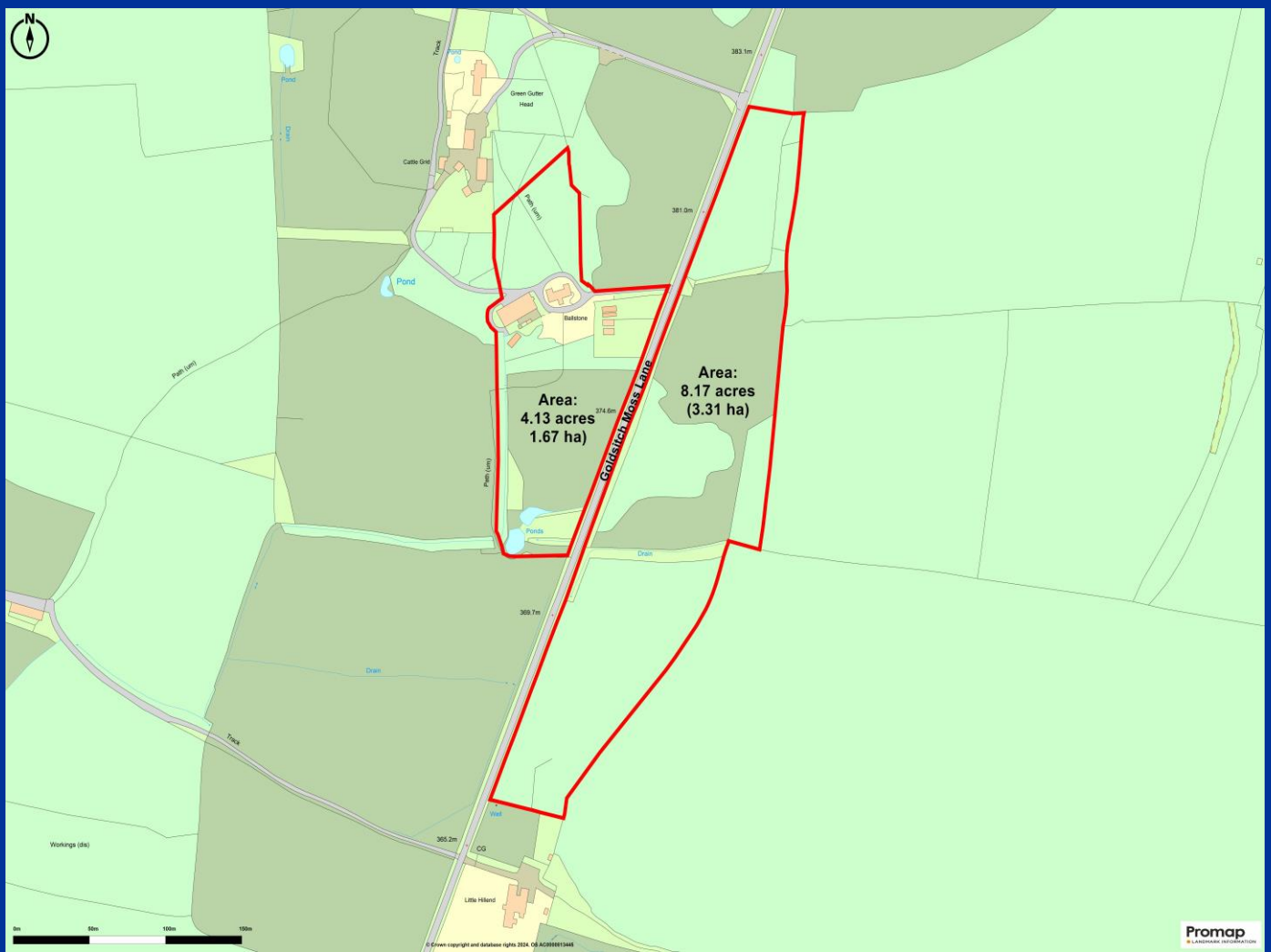
A multi fuel fire with stone surround features in the sitting room as well as a multi fuel fire in the kitchen. All windows are wood double glazed, with the sitting room having parquet flooring.

The substantial barn has two floors with the ground floor having been split into six separate areas and the first floor being split into two areas.

The home has mains electricity supply connected, a natural water supply via a spring situated on the land included, septic tank drainage and oil fired central heating with the boiler located in the utility room.

Externally there is a greenhouse with inspection pit, two outbuildings and a large, two storey barn.

A viewing of this property is essential to appreciate the location, land and further potential on offer.



Ground Floor

Porch 9' 8" x 5' 7" (2.95m x 1.71m)

Wood door to the frontage, 2 x wood double glazed windows, vintage style radiator.

Hall 3' 1" x 3' 1" (0.95m x 0.95m)

Stairs to the first floor.

Kitchen/Diner 17' 7" x 13' 1" (5.36m x 4.00m)

2 x wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed window to the side aspect, units to the base and eye level, stainless steel double sink with drainer, chrome mixer tap, log burner, tiled floor, ceiling beams, vintage style radiator.

Utility room 12' 2" x 7' 9" (3.70m x 2.37m)

UPVC door to the side aspect, wood double glazed window to the side aspect, 2 x wood double glazed windows to the rear, base units, radiator, oil fired boiler.

Sitting Room 19' 2" x 12' 11" (5.85m x 3.94m) Max measurement

Wood double glazed window to the frontage, wood double glazed window to the rear, coal fire, stone surround and hearth, stone chimney breast, parquet flooring.

Snug 20' 9" x 8' 0" (6.32m x 2.45m)

Wood door to the frontage, wood double glazed window to the frontage, wood double glazed window to the rear, ornamental stone fire surround, tiled floor, radiator.

First Floor

Landing

2 x wood double glazed windows to the rear, Velux skylight, storage cupboard, radiator, ceiling beam.

Bedroom One 13' 1" x 11' 2" (4.00m x 3.40m)

Wood double glazed window to the side aspect, radiator, eaves storage housing the water tank, ceiling beams, radiator.

Bedroom Two 11' 6" x 8' 11" (3.50m x 2.71m)

Wood double glazed window to the frontage, marble window sill, ceiling beam, radiator.

Bedroom Three 13' 2" x 7' 11" (4.02m x 2.41m)

wood double glazed window to the frontage, wood double glazed window to the side aspect, ceiling beam, vintage style radiator.

Shower Room 9' 5" x 6' 0" (2.87m x 1.83m)

wood double glazed window to the frontage, shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, ceiling beam.

Externally

Gravel drive that circumnavigates the property, mature trees and shrubs, paved area to the frontage, rockery, greenhouse, 2 x outbuildings, two storey barn.

Barn (overall measurement) 63' 4" x 34' 11" (19.30m x 10.64m)

Upper barn 1: 5.65 x 5.31m Upper barn 2: 5.65 x 5.01m

Lower barn 1: 4.65 x 3.04m Lower barn 2: 5.65 x 5.31m

Lower barn 3: 4.64 x 7.28m Lower barn 4: 5.65 x 5.01m

Lower barn 5: 5.65 x 8.34m Lower barn 6: 4.64 x 8.34m



Note:

Council Tax Band: F

EPC Rating: TBC

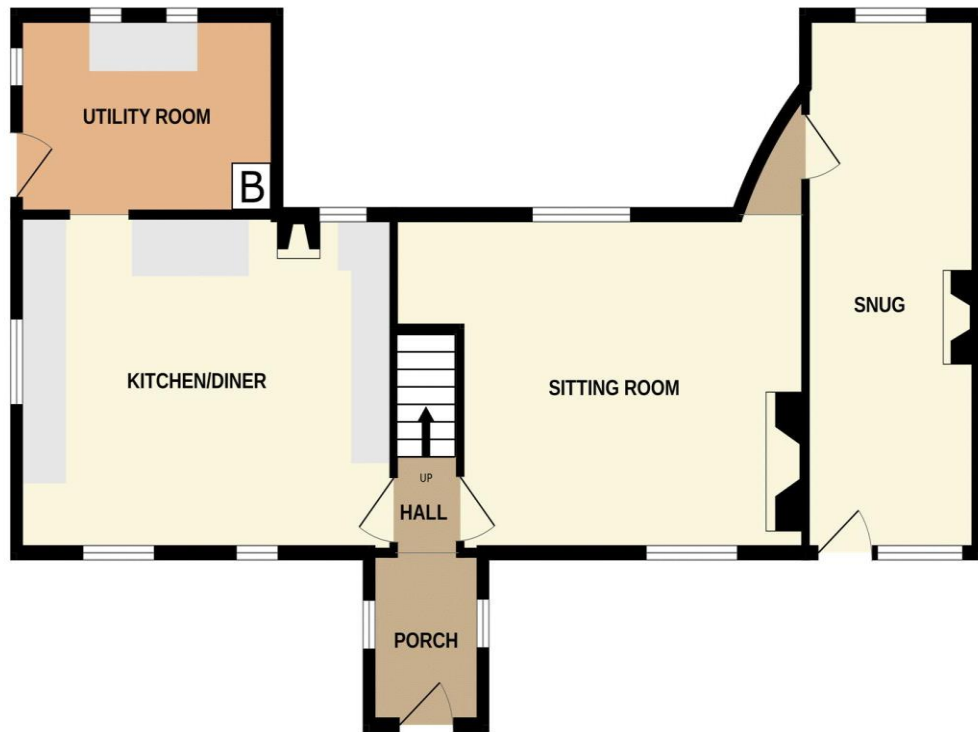
Tenure: Believed to be Freehold



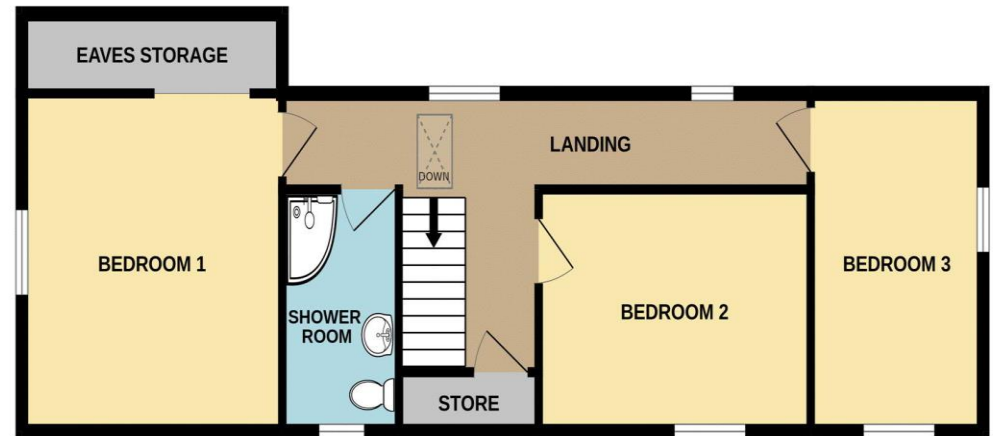




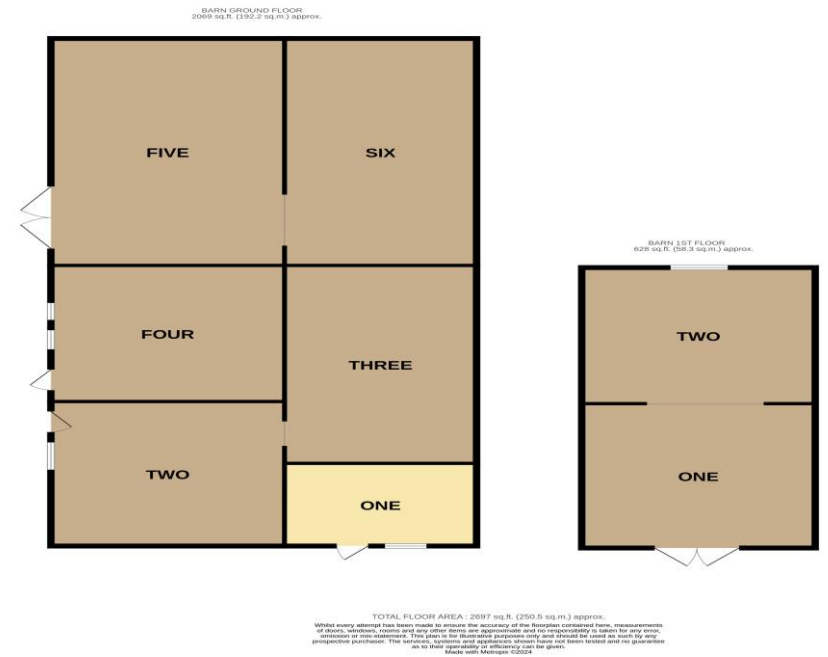
GROUND FLOOR



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.



Situation

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

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**