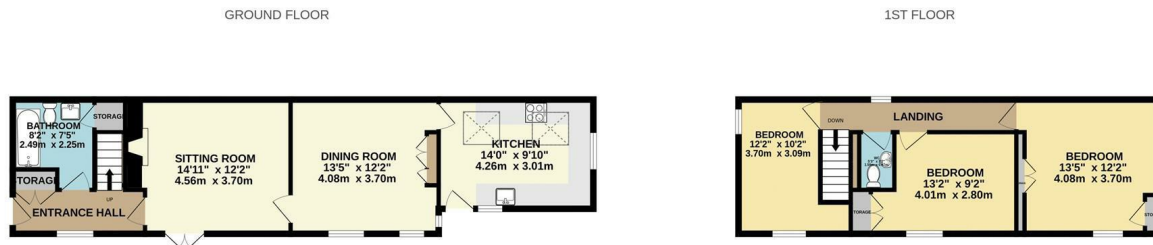




The Smithy Flash, Quarnford, Buxton, Derbyshire, SK17 0SW

Guide Price £450,000

- Three bedroom detached property
- Workshop
- Solid fuel heating
- Ideal family home, air BnB, or holiday cottage a
- Rural location
- Outbuilding
- No Chain
- Two reception rooms
- Parking
- Stunning countryside views



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.
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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

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	