



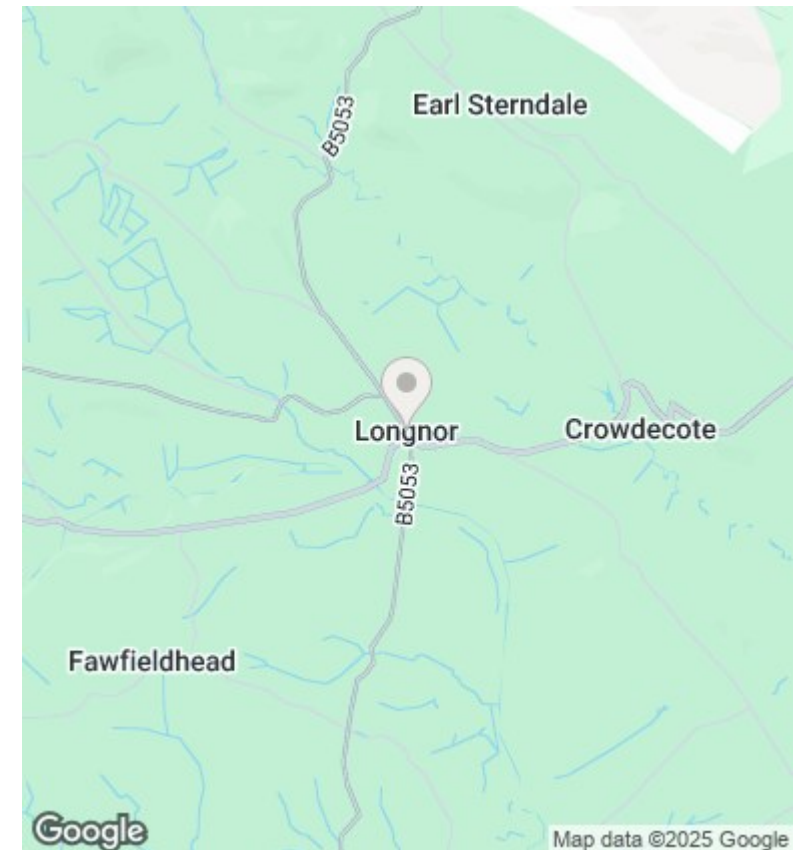
## Hob Hay Cottage Elkstones, Longnor, Buxton, Derbyshire, Offers In The Region Of £450,000

- Detached stone cottage
- Driveway and garage
- NO CHAIN!
- Rural location
- Conservatory
- 3 bedrooms
- Beautiful 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 Leek town centre take the A53 north towards Buxton, after approximately three quarters of a mile take the turning to the right sign posted Thornccliffe. Continue through Thornccliffe and then after approximately 2 miles take the right hand turning opposite the Mermaid Public House, sign posted Warslow and Elkstones. Take the next turning right and continue into the village, where the property is situated on the left hand side.

## Viewings

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

## Council Tax Band

E

## EPC Rating:

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