

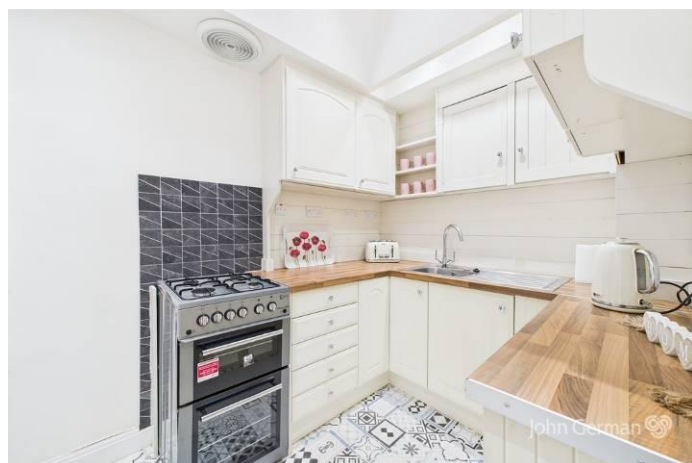
Church Street

Tideswell, Buxton, SK17 8PE



Converted from a former historic pub, this is a lovely compact cottage at the centre of this historic Peak District village famous for housing the cathedral of the Peaks, and access to some wonderful walking, climbing and cycling within the Peak District National Park.

£200,000



John German

This would make a lovely holiday cottage of great charm with a very attractive and pleasant garden.

The approach is via a footpath off Church Street and the cottage is entered via a half-glazed door into a hallway having decorative tiled flooring and stairs off.

A further half glazed pine door opens into the sitting room, which is a delightful, beamed room having a stone fireplace with mantle shelf and inset gas fired living flame stove set on a stone hearth. There are cupboards and shelves to the side, plus a window to the front with deep reveal and a useful understairs store cupboard.

From the sitting room, an antique pine door opens into a combined kitchen/utility area. This has a range of cottage style base and wall cupboards together with wood effect worktops with inset stainless-steel sink and mixer tap. There is a slot-in Flavel twin oven gas cooker with tiled splashbacks and extractor hood over, decorative tiled floor and an electrically operated Velux rooflight above.

Just off the kitchen is the utility area which has a matching base cupboard and worktop with stainless steel sink and drainer, attractive tiled floor and further additional appliance space.

On the first floor, there is a landing, again with an electric Velux roof light and exposed beam. The main bedroom is a generous double with vaulted ceiling and exposed purlins and a window overlooking the front garden. Adjacent to this is bedroom two which is a compact single, having built in bed platform with storage below and front facing window.

These are both served by the refitted bathroom which has a P shaped bath with thermostatic shower fitment and glazed screen over, vanity wash hand basin with useful storage, WC, heated towel rail, electric Velux roof light and cupboard housing the gas fired boiler.

Outside, there is on street parking in Church Street and there are various other carpark around the village in Tideswell. The property is accessed from Church Street via a pedestrian footpath and opposite the cottage is a gate to an enclosed ornamental terraced garden with raised beds, stone walling, pond and sitting areas which provides a lovely sunny spot. There is also external access to a vaulted cellar.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/06052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent