

# Shortner Croft

Off Drury Lane, Biggin, Buxton, SK17 0DL

John  
German









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£375,000

Detached stone bungalow in Biggin by Hartington, set on a 0.26-acre plot. Two bedrooms, modern interior, sold fully furnished. Successful holiday let with no chain. Large driveway, outbuilding with potential.



Located in the sought-after Peak District National Park village of Biggin by Hartington, this property is a well-maintained detached stone bungalow set within a spacious plot of approximately 0.26 acres. The property offers a modern and practical interior layout with two bedrooms and is currently run as a successful holiday let, making it an ideal purchase for those seeking a ready-made investment in a popular tourist area. The sale includes all fixtures and fittings, allowing for a seamless transition for new owners. There is no upward chain, and the property is subject to a 28-day occupancy clause.

Externally, the bungalow benefits from a generous driveway providing ample off-street parking and a separate outbuilding that offers potential for various uses, subject to any necessary consents. The plot is well proportioned, offering outdoor space suitable for both guests and owners. This is a rare opportunity to acquire a detached, modernised property in a highly desirable Peak Park location with proven holiday let income and immediate usability.

Accessed via a composite entrance door, the property opens into a dual-aspect dining kitchen with windows to the front and French doors opening to the side garden. The kitchen is fitted with rolled edge work surfaces, an inset 1 ½ stainless steel sink with drainer and chrome mixer tap, and tiled splashbacks. There is a range of base cupboards and drawers with an electric oven with induction hob and extractor above, dishwasher, undercounter fridge, plus additional freestanding fridge/freezer. A peninsula work surface provides additional preparation space with an adjacent washing machine, with complementary wall-mounted cupboards above for further storage.

An inner hallway connects the kitchen to the two bedrooms, sitting room, and bathroom. There is also loft hatch access to a fully boarded loft space, offering additional storage. The bathroom features tiled flooring, twin circular sinks with chrome mixer taps set into a vanity unit, a bath with mixer tap and handheld shower, and a wet room-style area with mains-fed rainfall shower. There is also a chrome ladder-style heated towel rail and underfloor heating.

Both bedrooms are good-sized doubles. The sitting room is a bright and comfortable space with recently fitted large windows overlooking the garden and an electric fire providing a focal point.

Externally, the property sits on a generous plot of approximately 0.26 acres. A large gravel driveway provides off-street parking for multiple vehicles, with additional lawned parking space to the side. There is a timber shed housing the LPG tanks and a lawned front garden with a mature tree line offering a degree of privacy. A detached outbuilding, split into two rooms, is located on the opposite side of the property and is connected to power, lighting, water, and waste services - providing potential for various uses, including the installation of a hot tub if desired.

Please note, the property is subject to a 28-day occupancy restriction as set by the Peak District National Park Authority. This means no single person may occupy the property for more than 28 days in any calendar year, ensuring it is used solely for holiday accommodation and not as a permanent residence. The property is currently let through a managing agent as a one-bedroom holiday let, with further potential to increase guest capacity and value by utilising the second bedroom.

What3Words - ///hockey.mural.panther

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG central heating

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

**Broadband type:** FTTC - 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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09102025

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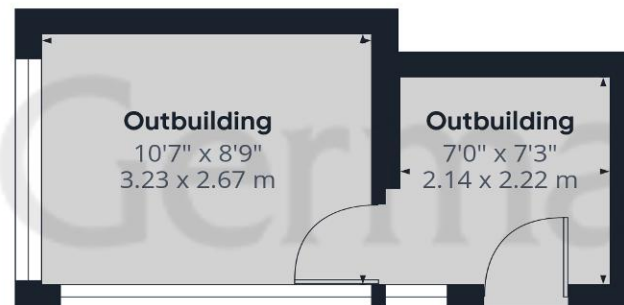






Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**  
908 ft<sup>2</sup>  
84.4 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Agents' Notes

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## Referral Fees

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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