



# The Lime Kiln Lane Off The Sitch

Peak Forest, Buxton, SK17 8ED

£365,000



# The Lime Kiln Lane Off The Sitch

Peak Forest, Buxton, SK17 8ED

Tenure Freehold Council Tax Band D



A superbly situated detached bungalow on the outskirts of Peak Forest. Accessed from a quiet country lane and surrounded by fields, Lime Kiln offers two bedroom accommodation and has the benefit of oil fired central heating and majority uPVC sealed unit double glazing. There is a detached double garage and ample off road parking for a number of vehicles. This is a rare opportunity and we recommend that the property is viewed to be fully appreciated. NO ONWARD CHAIN.

## DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout, following Station Road and travel across the next roundabout and turn left at the following two roundabouts into Fairfield Road. Continue out of Buxton on the A6 and after a short while turn right at the signpost for Batham Gate and Peak Dale. Proceed along this road, through Batham Gate and Smalldale. After a while, before reaching the centre of Peak Forest the road bears sharply to the left and there is a sign post for Wheston to the right. Turn right and follow the lane and Lime Kiln is located just after the second house on the left and is approached by a driveway with a five bar gate. Our For Sale board has been erected.

## GROUND FLOOR

### Entrance Porch

3'11" x 3'4" (1.19m x 1.02m)

With frosted uPVC front entrance door and uPVC sealed unit double glazed window to side.

### Boiler Room/Cupboard

5'4" x 4' (1.63m x 1.22m)

With an oil fired central heating boiler.

### Dining Kitchen

12'3" x 10'9" (3.73m x 3.28m)

Fitted with a range of wooden base and eye level units and work surfaces incorporating a stainless steel single drainer sink unit. Cupboard housing hot water tank. Integrated four ring ceramic hob with extractor over, integrated oven and grill and space for larger fridge. With three uPVC sealed unit double glazed windows.

### Lounge

13'11" x 11'9" (4.24m x 3.58m)

With a feature exposed brick fireplace with wooden mantle over and a stone hearth, incorporating a cast iron log burning stove. Double radiator and two uPVC sealed unit double glazed windows with views to open countryside.

### Hallway

18'8" x 5'2" (5.69m x 1.57m)

Double radiator, loft access and storage cupboard.

### Front Porch

5'1" x 3'11" (1.55m x 1.19m)

With uPVC front entrance door and two uPVC sealed unit double glazed windows to side.

### Bedroom One

11'9" x 12'3" (3.58m x 3.73m)

With double radiator and uPVC sealed unit double glazed window looking towards open countryside.

### Bedroom Two

11'9" x 11'9" (3.58m x 3.58m)

With double radiator and two uPVC sealed unit double glazed windows with views to open countryside.

### Bathroom

Fitted with a panel bath with shower over and shower screen, low level wc, bidet and vanity wash basin. With frosted sealed unit double glazed window and extractor fan.

### OUTSIDE

#### Double Garage

18'6" x 15'5" (5.64m x 4.70m)

With light and power.

#### Driveway

The property is approached by a sweeping driveway leading to a large open space suitable for the off road parking of a number of vehicles.



## Road Map



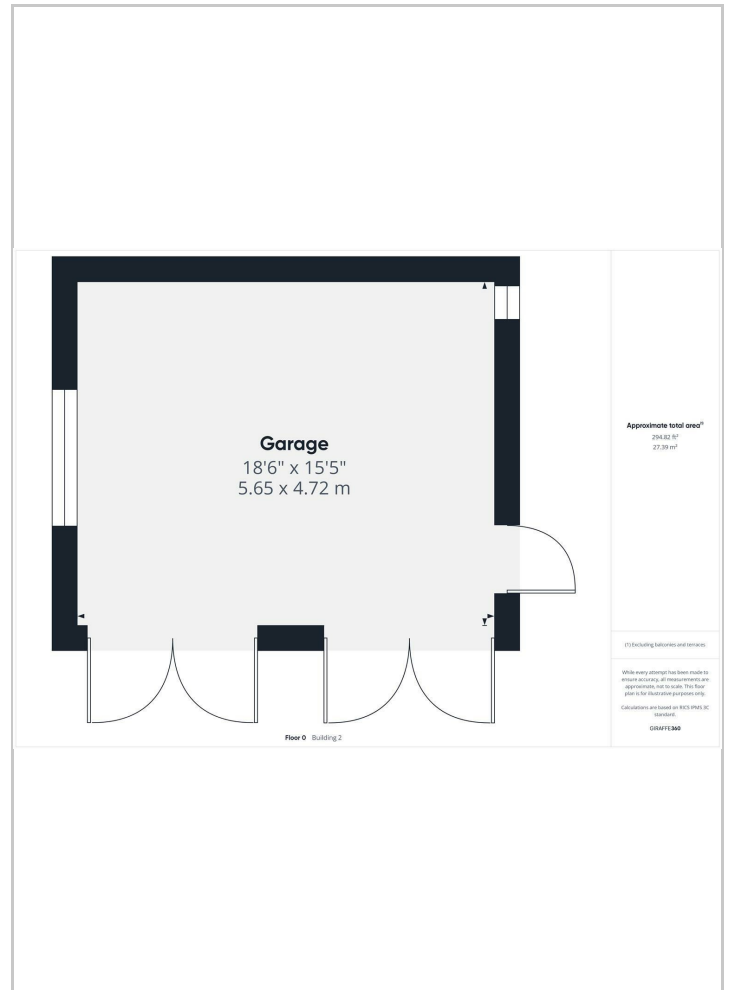
## Hybrid Map



## Terrain Map



## Floor Plans



## Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

### Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: [info@mellors.org.uk](mailto:info@mellors.org.uk) [www.mellors.org.uk](http://www.mellors.org.uk)

## Energy Efficiency Graph

