



Ruby Cottage 7 Church Street

Buxton, SK17 0PE

£189,950



Ruby Cottage 7 Church Street

Buxton, SK17 0PE

Tenure Freehold Council Tax Band



An immaculately and superbly presented one bedroom cottage situated within the heart of the village of Longnor. Benefitting from electric central heating and sealed unit double glazing throughout, this property has been a successful holiday let for a number of years and would be ideally suited as a retirement or first time buyer's property. Lovingly maintained to the very highest of standards by our clients, this property should be viewed to be fully appreciated.

DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road, across the Market Place and through the London Road traffic lights, heading out of Buxton on the A515. Continue for approximately three miles and then at the junction, with High Peak Bookstore on the corner, turn right onto the B5053 for Longnor. Follow the road for some time and on entering the village Church Street will be seen on the left hand side in the village centre. Proceed along Church Street and Ruby Cottage will be seen on the left hand side.

GROUND FLOOR

Lounge/Dining Room

16'7" x 11'2" (5.05m x 3.40m)

With a feature recessed fireplace with stone mantel and hearth, incorporating a cast iron log burning stove. With two wall light points, wall mounted shelving, sealed unit double glazed window to front and understairs storage cupboard. With double radiator and sealed unit double glazed window to rear. Door to stairs to first floor and door to kitchen.

Kitchen

7'5" x 5'10" (2.26m x 1.78m)

Fitted with a good quality range of base and eye level units and working surfaces incorporating a one and a half bowl enamel sink unit with tiled splash backs. With integrated four ring ceramic hob and stainless steel extractor over, integrated oven and extractor fan. With space and plumbing for a washing machine, space and plumbing for a dishwasher and space for larger fridge. With tiled flooring, sealed unit double glazed window to rear and frosted sealed unit double glazed door to outside.

FIRST FLOOR

Landing/Office Space

8'11" x 7'7" (2.72m x 2.31m)

With double radiator, sealed unit double glazed window and airing cupboard with hot water tank and wall mounted electric central heating boiler.

Bedroom One

10'87" x 8'7" (3.05m x 2.62m)

With double radiator and sealed unit double glazed window to front, with superb views to the surrounding countryside.

Shower Room

7'5" x 5'10" (2.26m x 1.78m)

With a fully glazed and tiled double shower cubicle and shower, pedestal wash hand basin and low level W.C. With under floor heating, extractor fan, heated towel rail and frosted sealed unit double glazed window to outside.

OUTSIDE

To the front of the property there is a good sized flagged patio area with outside seating and mature bushes to the front. To the rear of the property there is a small yard area.



Road Map



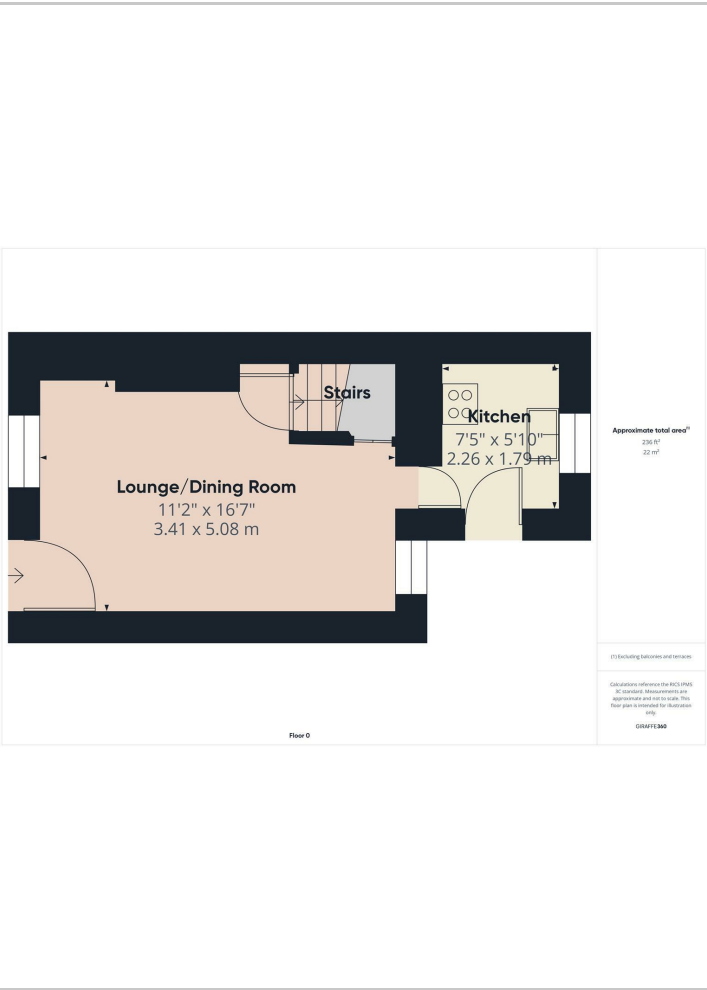
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Important Notice
Mellors Estate Agents, 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 Mellors Estate Agents 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 www.mellors.org.uk

Energy Efficiency Graph

