



The Potting Shed

Wormhill, Buxton, SK17 8SJ

Offers Over £500,000



The Potting Shed

Wormhill, Buxton, SK17 8SJ

Tenure Freehold **Council Tax Band** Exempt



Situated in the farming hamlet of Wormhill, approximately three-and-a-half miles from Buxton and two miles from Tideswell we are delighted to offer for sale the property known as the Potting Shed, with an adjoining annexe known as The Gardener's Rest. The Potting Shed offers generous accommodation including a dining kitchen with utility and steps leading to a substantial lounge/dining/living room with views to the rear garden. There are two double bedrooms and fitted bathroom and the property benefits from uPVC sealed unit double glazing and propane gas central heating throughout. The lounge features underfloor heating and a feature wood burning stove and the dining kitchen and both bedrooms have superb views to Mam Tor and open countryside. Externally there is off road parking for a number of vehicles, mature flower beds, shrubs and trees.

The Gardener's Rest is a self contained unit with it's own entrance with a kitchen area and open plan living/dining/sleeping area. With uPVC sealed unit double glazed windows to front with views to the surrounding countryside and propane gas fired central heating throughout. There is a good sized shower room with low-level w.c. and vanity washbasin.

All in all the Potting Shed and Gardener's Rest offer an idyllic location with two self contained properties with a long history of successful holiday letting and should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office bear right and then right again at the Spring Gardens roundabout. Proceed along the bypass crossing over the next two roundabouts, bearing left and proceeding up Fairfield Road at the third roundabout. At the top of Fairfield Road turn right into Waterswallows Road. Follow this road for

three miles as it goes down into a dip and continues up hill. Continue as the road bears to the right, turn left immediately after Hargate Hall and after 100 yards The Potting Shed will be seen on the left-hand side.

THE POTTING SHED

Entrance Porch

4'1" x 3'5" (1.24m x 1.04m)

With tiled floor.

Utility Room

5'6" x 2'10" (1.68m x 0.86m)

Space and plumbing for a washing machine and tumble dryer and tiled flooring.

Dining Kitchen

16'5" x 10'0" (5.00m x 3.05m)

Fitted with a range of base and eye level units and working surfaces incorporating a stainless steel single drainer sink unit with tiled splash backs. Integrated stainless steel oven with four ring induction hob and extractor fan over. Space for a fridge freezer and space and plumbing for a dishwasher. Tiled flooring, double radiator and uPVC sealed unit double glazed window to front with views to open countryside.

Inner Hallway

5'10" x 3'1" (1.78m x 0.94m)

With steps leading up to the lounge/living room.

Lounge/Living Room

26'10" x 11'10" (8.18m x 3.61m)

With Sedum green roof, engineered wooden flooring throughout and a feature cast iron log burning stove with tiled hearth. TV aerial point, sealed unit double glazed windows looking to the rear garden and sealed unit double glazed French doors leading out to the patio and garden beyond.

Bedroom One

10'10" x 9'8" (3.30m x 2.95m)

With double radiator and uPVC sealed unit double glazed window to front with views to open countryside.

Bedroom Two

10'0" x 7'10" (3.05m x 2.39m)

With single radiator, uPVC sealed unit double glazed window to front with views to open countryside and a Velux sealed unit double glazed loft window.

Bathroom

6'8" x 6'4" (2.03m x 1.93m)

With a corner bath, fully glazed and mermaid board shower cubicle and shower, vanity washbasin and low-level w.c.

GARDENER'S REST

Kitchen/Living Area

20'5" x 9'11" (6.22m x 3.02m)

Open plan living/kitchen/dining/sleeping area fitted with a range of base units and working surfaces incorporating a stainless steel single drainer sink unit. With fitted breakfast bar, space and plumbing for a washing machine, space for a tumble dryer and under counter fridge/freezer. T.V. aerial point, wood effect vinyl flooring throughout, double radiator and two sealed unit double glazed windows to front with views to surrounding countryside.

Shower Room

2'10" x 8'2" (0.86m x 2.49m)

With glazed shower cubicle, washbasin, low-level w.c. and heated towel rail.

OUTSIDE

To the front of the property there is off-road parking for a number of vehicles and a block paved driveway with it's own private entrance.

GARDENS

At the front of the property there is a lawned area with a flagged patio for outdoor seating with extensive views to Mam Tor and surrounding countryside. To the rear of the property there is a private enclosed lawned area with a flagged patio and outside seating area as well as a further substantial lawn and wild flower garden area.

BIKE STORE

8'3" x 5'11" (2.51m x 1.80m)

Secure solid construction with slate roof, light and power.



Road Map



Hybrid Map



Terrain Map



Floor Plan



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

