



# Boothlow Hayes Farm Knowsley Hill

Buxton, SK17 0PW

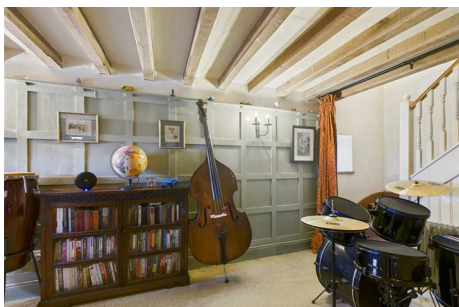
£650,000



# Boothlow Hayes Farm Knowsley Hill

Buxton, SK17 0PW

Tenure Freehold Council Tax Band F



We are delighted to offer for sale this stunning three reception, three bedroom, two bathroom property in a delightful rural location within Peak District National Park, just outside the village of Longnor. Beautifully presented throughout, the property benefits from many original features with stone mullioned windows etc., and electric central heating. With stabling for four horses and paddock to the front and far reaching views to the surrounding countryside. Viewing is highly recommended.

## DIRECTIONS

From our Buxton office, bear left and proceed up Terrace Road and across the Market Place and out of Buxton on the A515. After several miles turn right at Brierlow Bar, signposted for Longnor. Follow this road for several miles until entering the village of Longnor. On entering the village, turn left at the crossroads and follow the road out of Longnor. After a short while the road bears to the right and drops down a steep hill to the left. After taking the right fork towards Sheen you pass Edge Top Farm on the right, then Upper Whittle Farm on the left. The entrance to Boothlow Hayes Farm is through a cattle gate on the right-hand side where there is a blue topped bin. Follow the lane through cattle gates and Boothlow Hayes Farm will be found at the bottom of the track.

## GROUND FLOOR

### Entrance Porch

8'1" x 8'0" (2.46m x 2.44m)

With stone flagged flooring, two wall-light points, sealed unit double glazed window and single unit double glazed sliding patio doors to the front garden.

### Dining Room

13'4" x 11'9" (4.06m x 3.58m)

With a feature stone fireplace with open grate and

wooden mantel over, beamed ceiling, tiled flooring, door to inner hall and door to kitchen. With sealed unit double glazed window to front and secondary double glazed window to side. With feature exposed stone wall.

### Kitchen

12'8" x 7'6" (3.86m x 2.29m)

Fitted with an excellent quality range of base and eye level units and wooden working surfaces, incorporating a stainless steel single drainer sink unit with tiled splashbacks. With integrated five ring range oven with extractor over, integrated dishwasher and stone mullioned double glazed window to rear. Beamed ceiling. Tiled flooring.

### Pantry

15'0" x 5'3" (4.57m x 1.60m)

With wood effect laminate flooring, space for fridge/freezer and window to rear.

### Inner Hallway

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

With stairs to first floor.

### Lounge

15'8" x 11'11" (4.78m x 3.63m)

With solid oak flooring and oak ceiling beams, feature decorative fireplace surround and mantel over with recessed fireplace incorporating a cast iron multi-fuel stove. With four wall-light points and three windows to the front. Door to outside. With wall mounted shelving.

### Office/Music Room

18'10" x 7'3" (5.74m x 2.21m)

With half wood panelling, electric radiator, feature exposed stone wall and beamed ceiling. Two wall-light points and window to front. Stairs to first floor.

## FIRST FLOOR

### Landing

13'6" x 4'10" (4.11m x 1.47m)

### Bedroom One

12'0" x 11'6" (3.66m x 3.51m)

With stripped wooden flooring, electric radiator and two built-in double mirrored wardrobes. Secondary double glazed window to front. Two wall-light points.

### Bathroom

8'1" x 7'9" (2.46m x 2.36m)

Fitted with a panelled bath with shower over and shower screen, low-level W.C., and vanity wash hand basin with storage below. Stripped wooden flooring, extractor fan and heated towel rail radiator.

### Bedroom Three

13'5" x 8'11" (4.09m x 2.72m)

With wood effect laminate flooring, electric radiator and window to front. With built-in wardrobe and bench seat with storage below.

### Landing

7'4"x 5'4" (2.24mx 1.63m)

With stripped wooden flooring, wall-light point and window to side.

### Bedroom Two

With stripped wooden flooring, two windows to front and two wall-light points.

### Shower Room

7'2" x 6'3" (2.18m x 1.91m)

With a fully tiled and glazed shower cubicle and shower, wall mounted wash hand basin and low-level W.C. With stripped wooden flooring, Velux sealed unit double glazed loft window, extractor fan and heated towel rail.

### Utility Room

12'6" x 5'0" (3.81m x 1.52m)

With tiled flooring, two windows to rear, light and power, space and plumbing for a washing machine and space for a tumble dryer.

## OUTSIDE

To the front of the property there is a lawned garden with flagged patio area and views to surrounding countryside. There is a good sized courtyard area with a wooden stable block with stabling for four horses and a good sized paddock. N.B. Please note there is a public footpath which crosses the yard area of Boothlow Hayes Farm.



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.

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Energy Efficiency Graph

