



High Garth. Main Street  
Chelmorton, Nr Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## High Garth. Main Street

Chelmorton, Nr Buxton

Derbyshire, SK17 9SL



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Offers Over

£299,995

### Entrance Hall

Upvc front entrance door with inner glass door leading too lounge. Door off to:

### Wc

Upvc window to side. Wc and wash hand basin.

### Lounge

Upvc windows to front and side. Two radiators. Built in storage cupboard. Solid fuel open fire with back boiler for central heating and hot water.

### Kitchen

Fitted with base units with worksurface over and stainless steel sink with drainer. Upvc windows to side and rear. Large pantry cupboard with further understairs storage cupboard.

### Rear Porch

Upvc window to rear. Rear Upvc door leading to rear garden.

### Bedroom Three/ Dining Room

Upvc window to rear. Radiator. Two built in storage cupboards.

### First Floor Landing

With doors to:



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





# Accommodation

## Bedroom One

Upvc window to side. Radiator.

## Bedroom Two

Upvc window to rear. Radiator. Built in storage cupboard housing the emersion heater.

## Bathroom

Fitted with a wash hand basin, wc and paneled bath. Upvc window to front. Radiator.

## Outside

Externally, the property comprises of a private gated driveway with parking for multiple vehicles, and a stone built single garage. Bounded by drystone walling, a front lawn garden offers mature shrubs, flower beds and path around to the rear. The rear garden backs onto fields and has a larger lawn in immaculate condition, well-maintained flower beds, and a small paved patio area offering outdoor seating space.

## Detached Garage

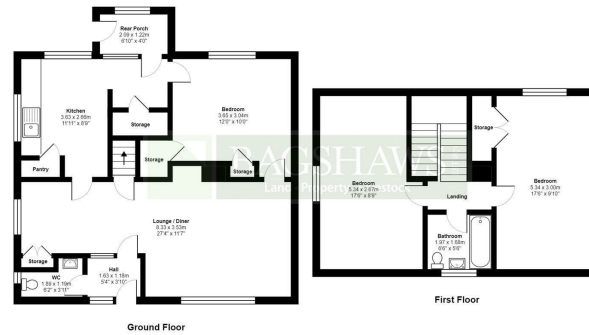
## Additional Land

A nearby parcel of Grassland with stable building is available to the purchaser by separate negotiation, for further information, enquire with the office on 01298 27524 or email [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

FREEHOLD

DERBYSHIRE DALES- BAND D

EPC - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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