



 BURY & HILTON



Manor Farm House

Blackwell, Nr Buxton



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

Manor Farm House

Blackwell, Nr Buxton

Derbyshire, SK17 9TQ



*Bury and Hilton are delighted to offer for sale this substantial sized detached property which is set in a delightful rural setting perfect for those wanting a life in the countryside and occupying a substantial plot of 0.76 acres or thereabouts.
The property requires modernization and improvement throughout but offers great potential for a buyer to put their own stamp on the property.

Asking Price

£600,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

Entrance Hallway

With front entrance door. Stairs off to first floor. Stairs down leading to storage space.

Reception Room 1

Window to front. Exposed wooden beams. Electric radiator. Fireplace.

Reception Room 2

Window to front. Electric radiator. Fireplace.

Kitchen Diner

Fitted base units incorporating stainless steel sink. Space for cooker. Inset Aga. Window to rear. Exposed wooden beams. Central island with base units.

Utility

With side door leading to outside. Sink and plumbing.

W.c

Wc.

Inner Hallway

With stairs leading to first floor.

Reception Room 3

Window to rear. Electric radiator. Exposed wooden beams. Fire place. Cupboard.

First Floor Landing

Window to front.

Bedroom

Window.

Bedroom

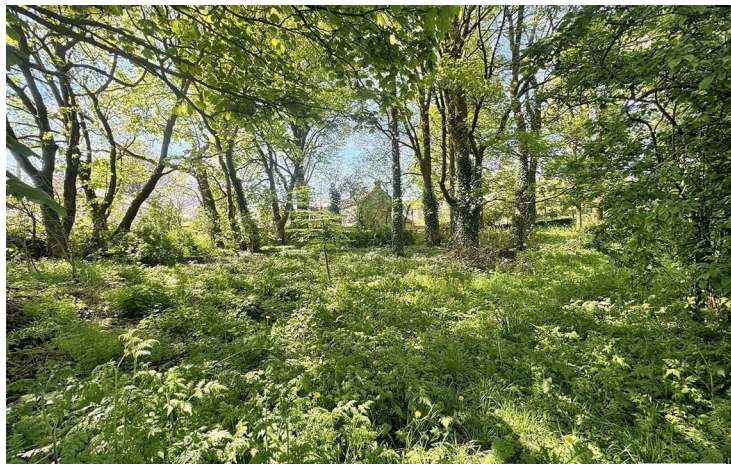
Window. Cupboard housing the hot water tank.

Bedroom

Window.

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.



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



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