



# 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



4



1



3



### Asking Price

£600,000

#### 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.

#### Utitliy

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.



Buxton - 0129827524



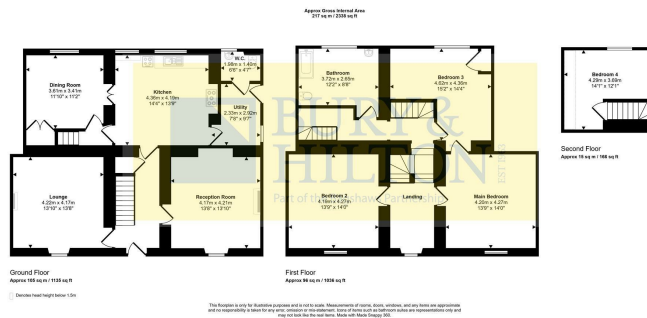
buxtonhomes@buryandhilton.co.uk







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



## Accommodation

### Bedroom

Window.

### Bedroom

Window. Cupboard housing the hot water tank.

### Bedroom

Window.

### Bathroom

Wc, wash hand basin and roll top claw foot bath with wall mounted shower over.

### Second Floor- Bedroom

Window.

### Outside

The property is approached via a gated driveway to provide ample off road parking. To the front of the property is a lawned garden with an array of shrubs, plants and trees. To the rear of the property is a further paved area which leads to a courtyard with four outbuildings great for storage. The property also benefits from woodland which wraps around front the side to the rear.

FREEHOLD

EPC- ORDERED

DERBYSHIRE DALES- BAND F

MAINS WATER

SEPTIC TANK

MAINS ELECTRICITY

### 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.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### EM Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### EM Mobile Network Coverage

Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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**Part of the Bagshaws Partnership**



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