



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## New Lodge Cottage , Quarnford, Buxton, SK17 0TF Offers In The Region Of £280,000

**\*FOR SALE WITH NO UPWARD CHAIN\***

New Lodge Cottage offers an excellent opportunity to purchase a two bedroom detached cottage in the rural village of Quarnford, with character features such as stone mullion windows and exposed beams. The property has a large front garden laid to lawn with ample off road parking including a car port which would benefit those with multiple or large vehicles. Internally, the property offers quaint and traditional accommodation with a good sized living room, kitchen and bathroom on the ground floor, and two bedrooms and W.C on the first floor. New Lodge Cottage would be of interest to those wanting a rural family home or those with ideas of Air BnB or holiday home (subject to necessary consents) with its fantastic location and far reaching views.

Additional Land available by separate negotiation - please apply for further details.  
Viewing is highly recommended.



### Directions

From Leek, take the A53 Buxton Road and proceed for approximately 8 miles. After reaching Flash Bar Stores on the right hand side of the bend in the road, continue towards Buxton. The property will be found on the left hand side, with a hardcore pull in on the roadside.

What3Words Location Code :  
///handyman.triangles.margin

### Situation

The property sits in a prime location between the spa town of Buxton and the market town of Leek. It has easy access to Macclesfield and Ashbourne and benefits from beautiful unspoiled countryside to all aspects. It has the benefit of being in close proximity to local Flash Bar Stores and the village of Flash known as the highest in Great Britain with fantastic walks having the Roaches, Hencloud and Ramshaw Rocks literally just down the hill.

### Accommodation Comprises

Front Porch 7'7" x 6'11" (2.33 x 2.11)



A front porch with with front entrance door, windows to all four aspects, ceiling light point and electrical points.

### Hallway

With stairs to the first floor and radiator.

Living Room 21'5" x 9'3" (6.55 x 2.82)



A good sized living room which offers windows to two aspects, two radiators, electrical points, exposed ceiling beams, ceiling light points and corner log burner.



Kitchen 11'0" x 6'1" (3.36 x 1.87)



The kitchen provides a range of base units with work top over, matching wall mounted cupboards, inset one and a half bowl stainless steel sink with

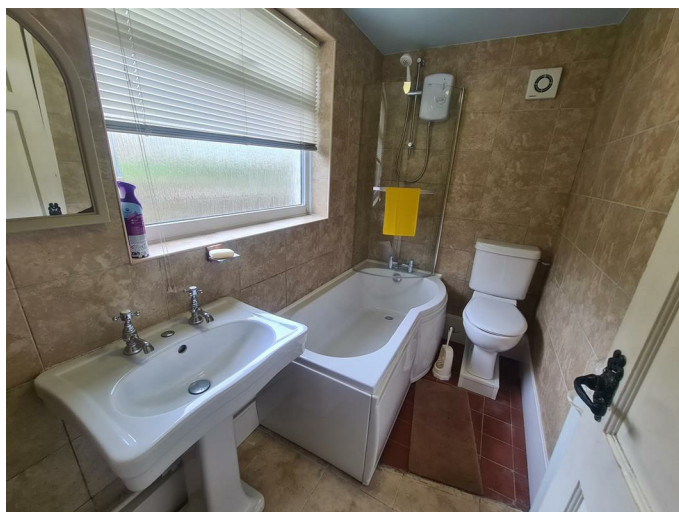
mixer tap, space for an electric cooker with extractor fan above, spaces for both a washing machine and tumble dryer, space for a tall fridge freezer, tiled floor, part tiled walls, exposed ceiling beams, ceiling light point, radiator and windows to two aspects.



#### Inner Hallway

With recently fitted Valliant boiler, ceiling light point and electrical point.

#### Bathroom 7'10" x 4'7" (2.39 x 1.40)



With wash hand basin, low level lavatory, 'P' shaped bath with curved glass shower screen and shower fitment, obscured window to one aspect, tiled floor, fully tiled walls, extractor fan, loft access and ceiling light point.

#### First Floor Landing

With radiator, loft access and ceiling light point.

#### Bedroom One 11'7" x 9'6" (3.54 x 2.92)



Having a radiator, window to one aspect, electrical points and ceiling light point.



#### Bedroom Two 9'9" x 9'5" (2.99 x 2.88)



With radiator, window to the front aspect, loft access and ceiling light point.

#### Upstairs W.C

With wash hand basin, low level lavatory, window to the front aspect and ceiling light point.

### Car Port 15'6" x 9'7" (4.74 x 2.93)



To the front of the property there is a car port with concrete floor, corrugated roof, lighting and outside lavatory.

### Externally



To the front of the property there is a large front garden measuring L: 16.13m x W: 11.65m, with a drive at the side being L: 17.74m.

There is also two access points and the garden is wide enough to park large vehicles such as motor homes and caravans.

### Additional Land

Additional Land available by separate negotiation - please apply for further details.

### Views



The property enjoys far reaching views of the surrounding countryside.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Council Tax Band and Local Authority

We believe the property is in band C and the local authority is Staffordshire Moorlands.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

All measurements given are approximate and are 'maximum' measurements.





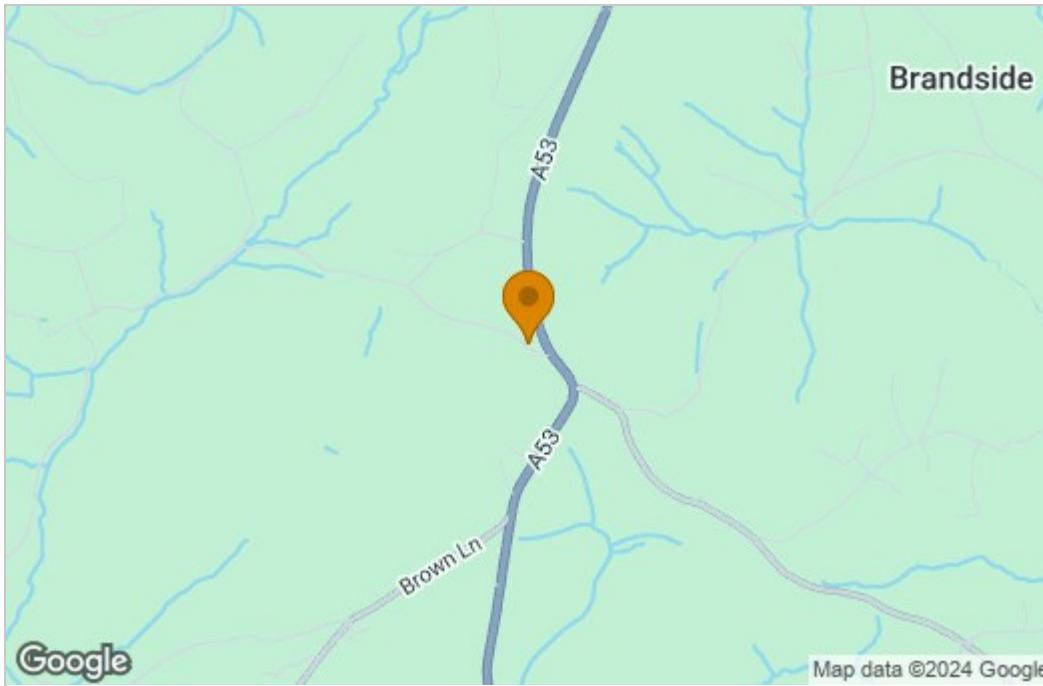
## Floor Plan



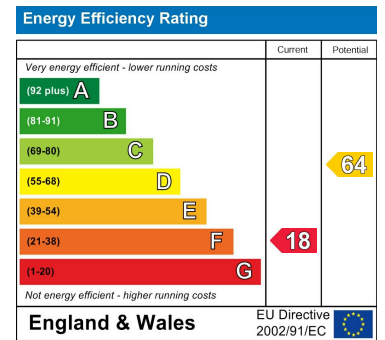
Total area: approx. 912.2 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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