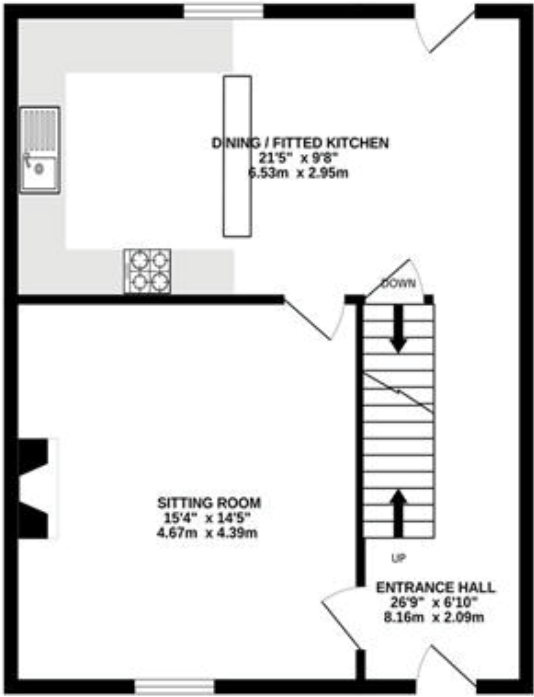
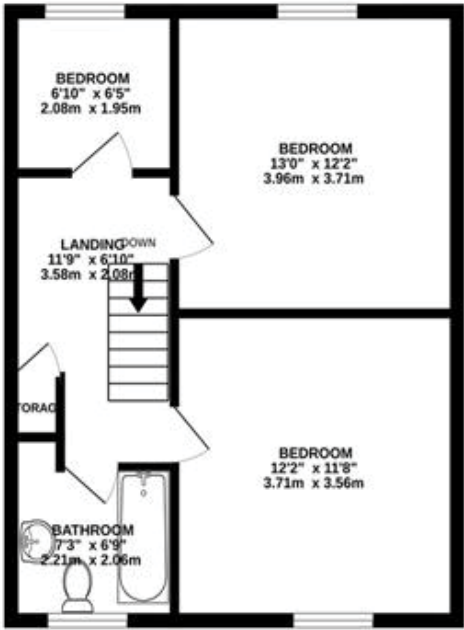


17 SILK HILL  
Buxworth  
£335,000

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Whaley Bridge  
15, Market Street, WHALEY BRIDGE SK23 7AA  
01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



\*\*\* CHAIN FREE \*\*\*  
A SPACIOUS STONE COTTAGE offering charm and character which dates back to 1872. This character cottage offers MANY ORIGINAL FEATURES, bright living and kitchen/dining spaces, cellar and THREE BEDROOMS. The cottage has a PICTURESQUE hamlet location which is a few minutes walk to the PEAK FOREST CANAL. Externally there are tiered garden to the rear with distant views. Shops, schools, cafes and train links with good commuter links are a short distance away.

GASCOIGNE HALMAN



- STONE CHARACTER COTTAGE BELIEVED TO DATE BACK TO 1872
- FULL OF CHARM AND CHARACTER WITH MANY ORIGINAL FEATURES
- BEAMS, STONE FLAGGED FLOORS AND STONE FIREPLACE
- QUAINP PICTURESQUE HAMLET SETTING CLOSE TO PEAK FOREST CANAL



- SPACIOUS SITTING ROOM, OPEN PLAN FITTED KITCHEN/ DINING AND CELLAR
- THREE BEDROOMS AND A BATHROOM
- TIERED GARDEN TO THE REAR WITH LAWNS AND COUNTRYSIDE VIEWS
- POPULAR LOCATION CLOSE TO COMMUTER LINKS AND SCHOOLS



**£335,000**

**17 SILK HILL**

Buxworth



#### DESCRIPTION

If you are looking for a charming and true stone cottage which is full of original charm and character then this home should be viewed. Believed to previously be the Yellow Cat Public House this cottage has a lovely spacious feel as you enter and some of the character features include exposed beams, stone fireplaces and stone flagged floors. Warmed by gas central heating and has been recently re-painted throughout the cottage provides a spacious reception hallway with staircase to the first floor, large sitting room with feature fireplace including a multi fuel stove plus there is an open plan fitted kitchen with dining area. There is also a door from the kitchen

to the cellar room. The first floor landing leads to three bedrooms the main bedroom having built in wardrobes and the third bedroom also has a built in wardrobe. The bathroom has a more contemporary style fitting with shower bath, mounted wash hand basin and WC. The exterior of the property has a cottage style planting to the front with stone flagged pathway and offers views. The rear garden is tiered and provides a stone flagged area from the kitchen door up to a level of grass and then a further level which has a bigger lawn garden with beautiful views. Buxworth is a small countryside village with the Peak Forest Canal at it's heart and there are outstanding countryside walks from the doorstep.

The larger towns of Whaley Bridge, Chapel-en-le-Frith and New Mills have more comprehensive amenities including frequent rail links to Manchester and beyond and the nearby village of Chinley has additional rail links to Sheffield. Viewing this cottage comes highly recommended.

#### LOCATION

Buxworth is a pretty hamlet with a canalside location. Nearby Whaley Bridge is an attractive small rural village within the beautiful area of the High Peak. The village offers an excellent range of day to day facilities with a range of shops (including Tescos), restaurants and primary schools and there is a wide range of recreational facilities within the area. Nearby Chapel en le Frith and New Mills offer all the facilities of thriving

small towns. There are good travel links including rail services to Manchester city centre.

#### DIRECTIONS

SAT NAV: SK23 7TA

#### TENURE

FREEHOLD - This is for guidance purposes only and has been provided by the seller

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

High Peak Borough Council - BAND C

#### VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**