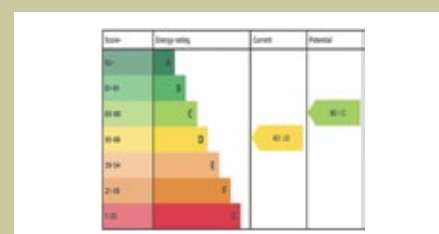
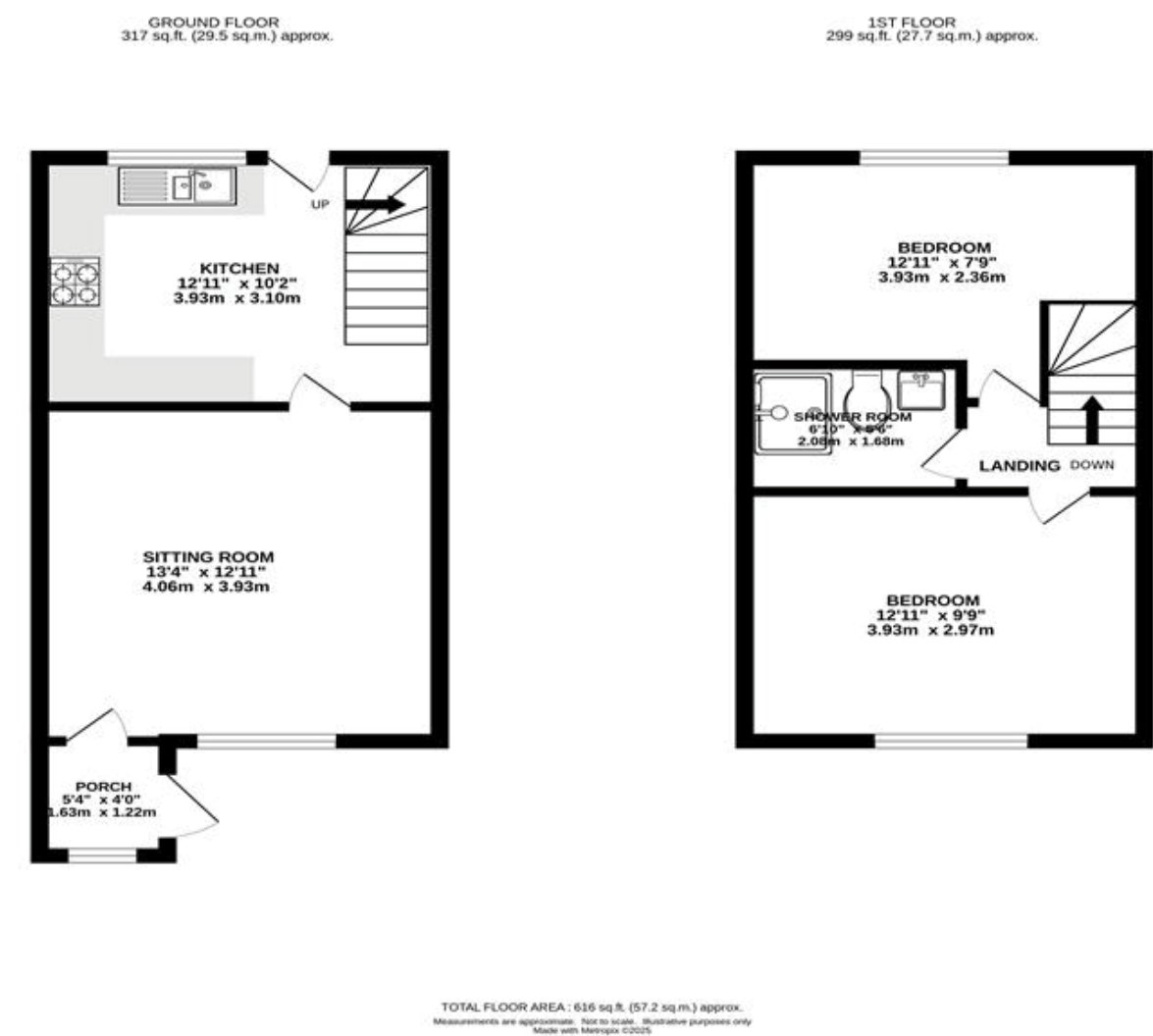


**THE OLD POST OFFICE**  
 5a New Road, Buxworth  
**£250,000**



**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](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

Located within the small village of Buxworth is this DELIGHTFUL STONE COUNTRY COTTAGE which is nicely presented throughout. The cottage has a RECEPTION ROOM and FITTED DINING KITCHEN plus TWO BEDROOMS. There is a good sized cottage garden to the rear which adjoins countryside. Local amenities and commuter links close by.

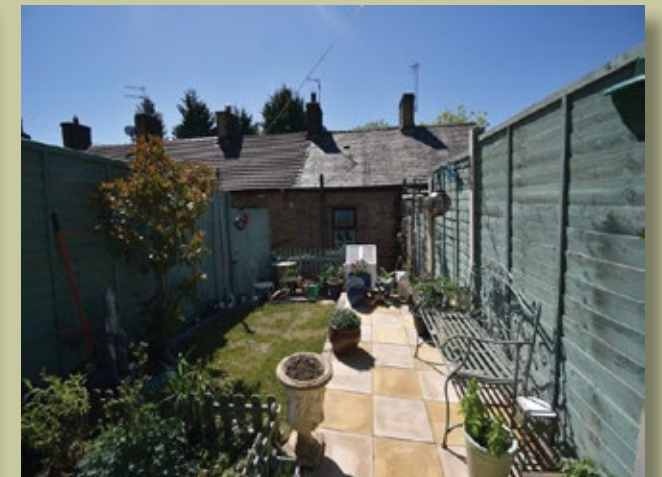


- AN ATTRACTIVE PORCH FRONTED STONE TERRACE COTTAGE
- NICELY PRESENTED AND HAS HAD RECENT UPGRADES
- SITTING ROOM AND FITTED DINING KITCHEN
- TWO GENEROUS BEDROOMS AND A NEW BATHROOM
- GARDENS TO THE FRONT AND REAR, THE REAR ADJOINING FIELDS
- POPULAR VILLAGE LOCATION CLOSE TO AMENITIES, COUNTRYSIDE WALKS AND COMMUTER LINKS

**£250,000**

**THE OLD POST OFFICE**

5a New Road, Buxworth



#### DESCRIPTION

This is a delightful cottage which has had many recent improvements including a new entrance porch, new bathroom, flagged garden, kitchen tiles and decor. The cottage has a warm cosy homely feel as you enter and it offers a great location and wonderful garden to the rear that adjoins countryside. The village of Buxworth offers many walks from the doorstep including the Peak Forest Canal and the larger town of Whaley Bridge is a short distance away but offers more comprehensive shops, cafes, and excellent train links to Manchester and beyond.

The accommodation provides a reception porch, sitting room with the possibility of an open fire/stove and a fitted dining kitchen with a newly installed Range Cooker and access to the garden. The first floor landing takes you to two generous bedrooms and a newly fitted bathroom. Externally there is a small flagged entrance and the rear has a sun terrace, pathway and planted garden which adjoins open fields and views.

#### LOCATION

Set amid the rolling hills of the beautiful Peak District, Buxworth is an ideal location situated in a picturesque setting with the Peak Forest Canal at its heart and it is within close proximity to the beautiful Fernilee and Errwood reservoirs. There is a good selection of shops, public houses and restaurants close by and good commuter links to Manchester and the surrounding towns, by both rail and bus.

#### DIRECTIONS

SAT NAV: SK23 7NH

#### TENURE

Freehold.

#### 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 B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



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**GASCOIGNE HALMAN**