



Rose Farm Cottage, Grindlow

Great Hucklow, Buxton, SK17 8RJ

A charming three/four bedroomed cottage beautifully positioned in the hamlet of Grindlow, Great Hucklow, benefitting from off-road parking for two vehicles, large adjoining garage and large garden area. The property has been sensitivity renovated retaining original features and a cottage character.

Occupying a rural setting with superb views, this lovely home has flexible accommodation arranged over two floors and an internal viewing is essential. From the rear of the property the main door opens to a broad reception hall, cloak storage and stairs to the first floor. Stone flags with underfloor heating extend throughout the ground floor.

From the reception hall, a solid wood latched door opens to the sitting room with front facing aspect and wood burning stove with back boiler. From the sitting room, a period solid wood door gives access to a stone-vaulted cellar, and another to the kitchen.

The large dining-kitchen enjoys a front facing aspect and features a range of panelled units with solid wood worktops incorporating stainless steel sink and drainer, five burner electric hob with fan over, and a dishwasher. The room has a



- Three/four bedroomed semi-detached family home in the hamlet of Grindlow, Great Hucklow
- Broad reception hall
- Utility room
- Stone flagged flooring with wet underfloor heating

- Off-road parking for two vehicles and stone built garage
- Sitting room with log burning stove/black boiler
- Downstairs shower room

- Superb countryside views
- Dining kitchen
- Two double bedrooms/two single bedrooms



dual aspect with two windows overlooking the adjoining lane, and one to the garden, and a beam to the ceiling. A latched door leads to a utility with space and plumbing for washing machine and fridge freezer. Accessed off the utility is a downstairs shower room with low flush WC, pedestal washbasin and walk-in shower enclosure.

Fronting the property is a porch/storage area where a front door was previously sited.

From the reception hall stairs rise to the first-floor landing with solid wood flooring and access to all first-floor accommodation. Bedroom one is a double bedroom with a pleasant view and fitted storage. Bedroom two is a further double bedroom with similar aspect, fitted shelving and study area. Bedroom three and four are both single bedrooms with pleasant views. A family bathroom completes the accommodation with matching suite of low flush WC, counter top washbasin, bath with shower over and heated towel rail.

Outside, to the front and side of the property is off-road parking for two vehicles and stone built single garage. To the side and rear of the property is a garden laid to lawn with seating areas and superb views across local countryside. The garden occupies an elevated position and has a log store included in the sale.

The cottage was comprehensively renovated around a decade ago, with full insulation underfloor and selected internal wall insulation, double glazed hardwood framed windows, underfloor heating throughout downstairs, and fully replumbed and rewired.

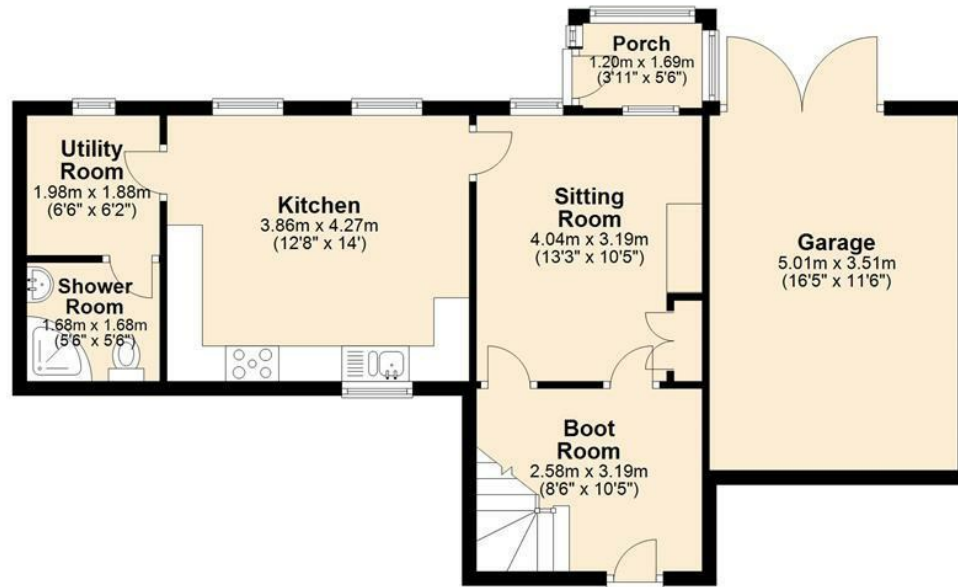






Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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