





# Candlelight Cottage, Litton

Buxton, SK17 8QP

A generous, two bedroomed semi-detached cottage beautifully positioned in the village of Litton with wonderful views across the village green and easily maintained rear garden. Occupying a picturesque setting in one of Derbyshire's prettiest villages, this deceptively spacious cottage, has accommodation arranged over three floors and is offered to the market with no onward chain.

A front porch opens to a dual aspect sitting room with beams to the ceiling and lovely outlook across the village green. The focal point of the room is a local stone built fireplace with living flame gas stove. There is space for a dining area and chairs. A latched door opens to the farmhouse style kitchen with garden aspect and stable door. The room has space for a dining table and chairs and features a range of panelled



- A generous, two double bedroomed, semi-detached cottage in the village of Litton
- Easily maintained rear garden
- Utility room and store room
- No onward chain
- Spectacular setting overlooking the village green
- Spacious sitting room with dining area and gas stove
- Family bathroom with separate shower enclosure
- Views across local countryside
- Farmhouse style kitchen with gas fired Aga
- Previously a successful holiday let





units with worktops over incorporating stainless steel sink and drainer, dishwasher, electric cooker with extractor fan over and space for an undercounter fridge/freezer and washing machine. The centre piece of the kitchen is a gas fired Aga.

From the kitchen a short flight of stairs lead to a utility room with further unit storage worktop space and undercounter freezer. Also at lower ground floor level is a large lockable store.

From the kitchen stairs rise to the first floor landing with access to all rooms. Bedroom one is a generous double bedroom with fitted wardrobes and shuttered windows enjoying lovely view across the garden and local countryside. Bedroom two is a further generous double bedroom with feature fireplace and a lovely aspect across the village green. A family bathroom completes the accommodation featuring a low flush wc, bath, pedestal washbasin, walk-in shower enclosure and chrome heated towel rail.

Outside to the rear of the property is a delightful south facing garden with floral borders, gravelled garden and pedestrian access to the lane. From the rear garden there are lovely views across local countryside and the south facing aspect enjoys sun all day long. NB The neighbouring property has right of way across the garden







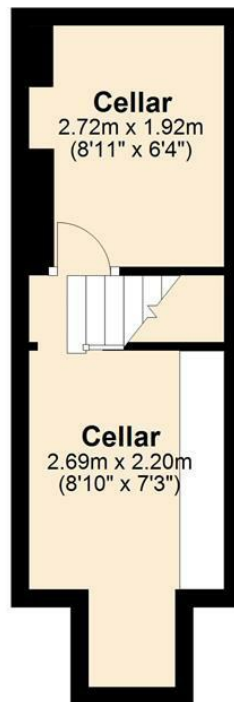




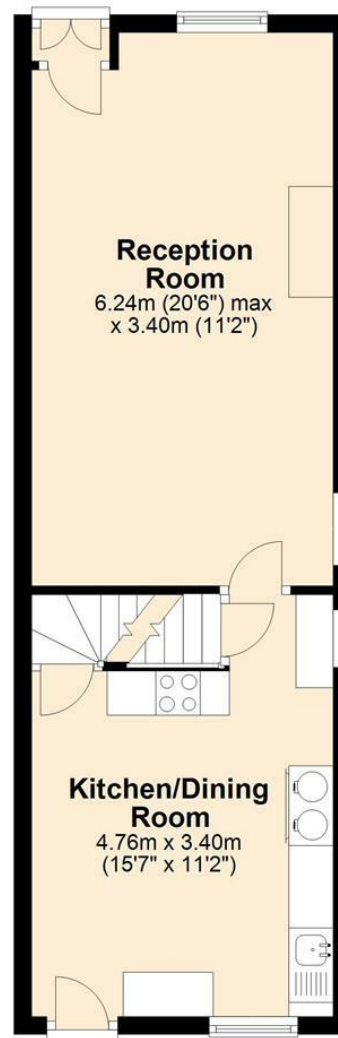




**Basement**  
Approx. 15.1 sq. metres (162.3 sq. feet)



**Ground Floor**  
Approx. 37.8 sq. metres (406.5 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 90.6 sq. metres (975.2 sq. feet)





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