





# Burrs Cottage

Great Hucklow, Buxton, Derbyshire, SK17 8RF

A substantial four bedroomed detached family home beautifully positioned in the picturesque village of Great Hucklow, benefiting from a one bedroomed annexe and stunning gardens including a beech woodland.

Occupying a south facing position with exceptional views this lovely home has been beautifully renovated by the current owners and offers an excellent range of outbuildings including a garden summer house/office, covered terrace areas and various outbuildings. Burrs Cottage offers a unique lifestyle opportunity with its rich and varied gardens offering a haven for local wildlife alongside breathtaking views towards Buxton and the Hope Valley.

## Description

The front door opens to a conservatory/garden room with spectacular south facing views, Butler sink and seating areas. A spacious dining kitchen enjoys a pleasant south facing aspect and solid oak flooring. The kitchen features a range of French Oak units with granite worktops incorporating stainless steel sink and a half, Miele dishwasher, under counter fridge and six burner range.

Accessed off the kitchen is a walk-in pantry and the adjoining dining area features space for a family dining space and a small lobby leads to a cloakroom/WC with fitted storage.

At the heart of the property is a large dual aspect reception room with large feature window. The focal point of the room is provided by an original fireplace. Accessed from the reception room is a further porch leading to the front of the property.

A further reception room enjoys a dual aspect with stone-built feature fireplace and alternative front door. A further door provides access to the annex.

Stairs rise to the first-floor landing with rear facing window and oak latched doors to each room. The master bedroom is an L-shaped room with dual aspect with spectacular views over local countryside. The room has solid wood flooring and en-suite with low flush WC, twin sink, walk-in shower enclosure and two chrome heated towel rail. Bedroom two/guest bedroom is a further double bedroom with a south facing view and served by an adjoining family bathroom with a matching white suite comprising of a low flush WC, pedestal washbasin with standalone roll top bath and radiator. Bedroom three and four are similarly sized double bedrooms with lovely southerly



- 19th Century detached four bedroomed home in the village of Great Hucklow
- Adjoining self-contained annex
- Stunning location with south facing views
- Nestled in gardens with beech woodland, lawn & vegetable patch
- Excellent range of outbuildings
- Spacious dining kitchen & two large reception rooms
- Conservatory
- Master bedroom with en-suite & three further bedrooms
- Further family bathroom and large shower room with utility area
- Unique lifestyle opportunity in idyllic setting



views. A large family shower room/utility area incorporates extensive shelved storage with space and plumbing for a washing machine and dryer. This large room features low flush WC, pedestal washbasin and shower enclosure.

### **Self-contained annex**

A one bedroomed annex offers superb accommodation arranged over two floors. The annex is ideal for ancillary accommodation to the main home or a holiday let. UPVC door opens to a conservatory/garden room. There are wonderful views across neighbouring countryside to Tideswell Moor. The room features wash basin and washing machine. A stable door opens to the main living space with wood burning stove. The adjoining kitchen features a range of contemporary units with solid wood worktops and breakfast bar. A sink and drainer with matt black tap, oven with four burner hob, fully integrated dishwasher, undercounter freezer and fridge. An open tread staircase provides access to the first-floor bedroom with lovely views. The adjoining shower room incorporates a stylish walk-in shower enclosure, counter top wash basin, low flush WC, matt black heated towel rails.

### **Garden and grounds**

The property is approached by a sweeping driveway leading to an extensive gravelled parking area. Burr Cottage stands in rich and varied gardens extending to approximately 1 acre featuring level lawn, wildflower meadow and beech woodland. The garden features various viewing areas to enjoy the southerly aspect and there is a BBQ area to the front of the property. A well-established vegetable garden with raised beds, high quality greenhouse and covered seating areas are located at the entrance to the gardens. Pathways meander through a terraced garden of apple, gooseberries and raspberries.

The garden is a haven for wildlife with various birds of prey and owls and the woodland becomes carpeted with bluebells in the month of May. On the edge of the boundary an open summerhouse provides a perfect viewing gallery to watch visiting stags and the gliders from the gliding club nearby.

From the edge of the boundary there are spectacular views across the Hope Valley. The grounds feature various outbuildings including garden summer house/office with adjoining store, power and covered terraces. There is also a separate stone-built workshop and timber built shed with power and insulation.

Services include oil heating, mains electric and a septic tank.

High speed full fibre

UPVC double glazing throughout





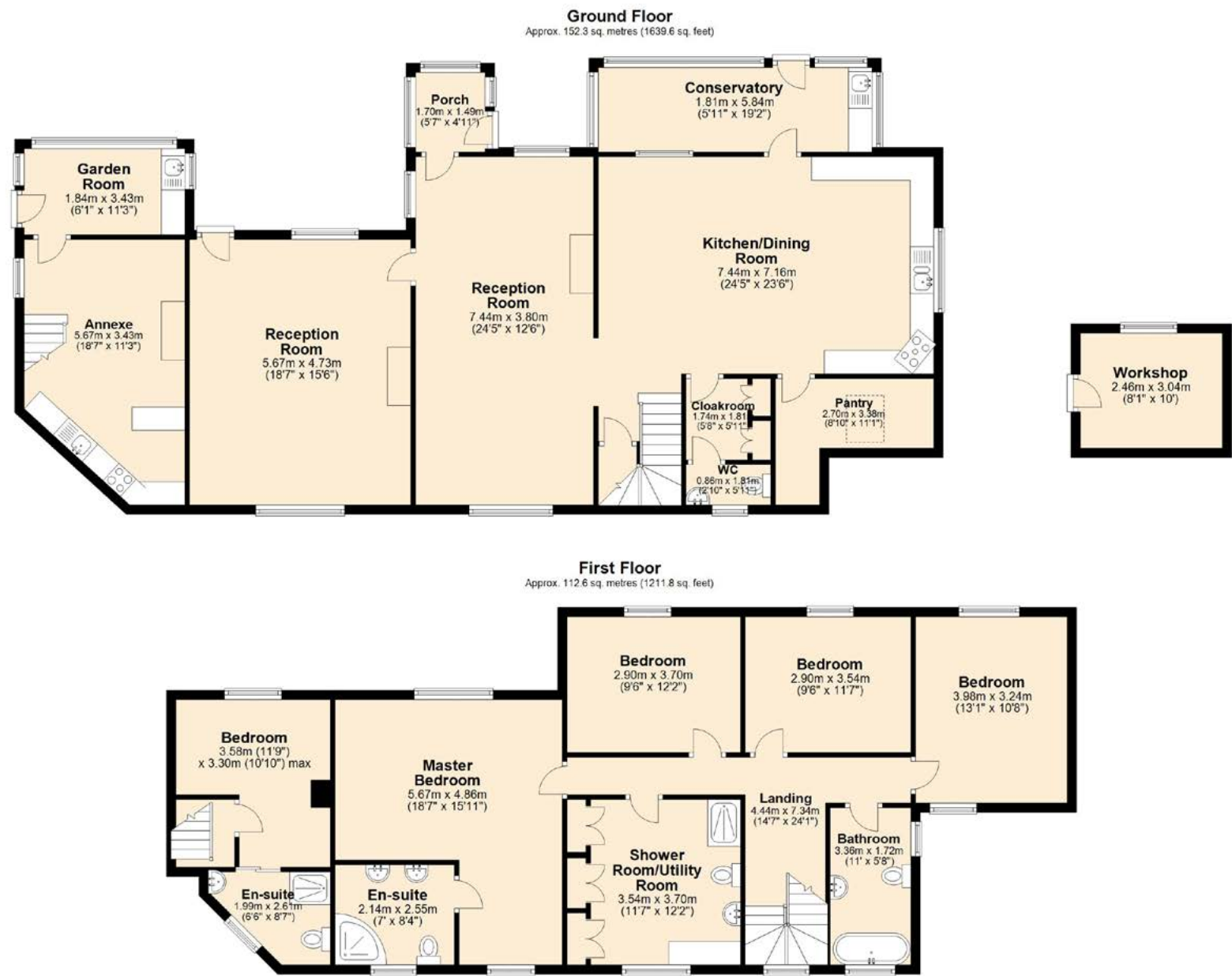












Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements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





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