



Sally Botham
ESTATES

PARK HOUSE
Biggin, Buxton, SK17 0DQ
£625,000









An immaculately presented, delightfully spacious, detached stone-built family home, ideally located in the popular Peak District village of Biggin. Standing in a good-sized plot of approximately 0.3 acres, this handsome property offers: three double bedrooms; family bathroom; spacious sitting room; dining room; farmhouse-style dining-kitchen; and ground-floor shower room. The property enjoys ample off-road parking and superb countryside views. Biggin is a pretty village in the heart of the Peak District National Park located within easy reach of the towns of Buxton and Ashbourne where there are excellent amenities. The village has a fine church, village pub and is home to Biggin Hall Hotel. The Tissington trail is in walking distance of the property and there is a village primary school.

Entering the property via an oak entrance door with double-glazed decorative pane, which opens to:

ENTRANCE VESTIBULE

Having ceramic tiles to the floor, and a half-glazed entrance door with etched glass opening to:

RECEPTION HALLWAY

With ceramic tiles to the floor, continuing from the entrance vestibule. A staircase rises to the upper floor accommodation and there is a useful understairs storage cupboard. A pair of doors open to a deep cloak cupboard with hanging space and a power point. Half-glazed doors open to:

SITTING ROOM

Having front-aspect double-glazed windows and rear-aspect double-glazed doors opening onto the gardens to the rear of the property. The room has a feature fireplace with a stone hearth and exposed stone lintel, housing a multi-fuel stove. There is a central heating radiator with thermostatic valve, television aerial point with satellite facility, and telephone point.

DINING ROOM

With front-aspect double-glazed windows enjoying views over the garden and the open fields beyond. The room has a feature corner fireplace with a tiled hearth and cast iron insert, housing an open grate. There is a central heating radiator with thermostatic valve.

GROUND FLOOR SHOWER ROOM

Having a side-aspect window with obscured glass, ceramic tiles to the floor, and suite with: shower cubicle with mixer shower having monsoon rain head and handheld shower spray; contemporary wash hand basin with storage cupboard beneath; and concealed-cistern dual-flush WC. The room has chrome-finished ladder-style towel radiator and an extractor fan.

DINING KITCHEN

A farmhouse-style dining kitchen with rear-aspect double-glazed windows and

a half-glazed entrance door opening onto the gardens. The room has ceramic tiles to the floor, following through from the hallway. There are a range of kitchen units in a shaker-style finish with cupboards and drawers beneath a timber-effect worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl porcelain sink with mixer tap. Beneath the worksurface, there is space and connection for an automatic washing machine and dishwasher. Set within a brick chimney piece is space and connection for a range-style cooker. To the side of the chimney breast are built-in storage cupboards with fitted shelving. There is ample space for a family dining table, and the room has an extractor fan and central heating radiator with thermostatic valve.

From the hallway, a three-quarter turn staircase rises to:

FIRST FLOOR LANDING

Having a loft access hatch, linen cupboard with hanging space and shelving, central heating radiator, and panelled doors opening to:

BEDROOM ONE

An exceptionally spacious room with dual-aspect double-glazed windows, enjoying far-reaching views over the surrounding open countryside. The room has polished exposed pine floorboards and a central heating radiator with thermostatic valve.

BEDROOM TWO

A good-sized double room with front-aspect windows enjoying similar views to bedroom one. There are polished exposed pine floorboards, a central heating radiator with thermostatic valve, and a deep built-in wardrobe with hanging rail.

BEDROOM THREE

Having dual-aspect windows overlooking the gardens and the open countryside beyond. The room has polished exposed pine floorboards and a central heating radiator.

FAMILY BATHROOM

Having a side-aspect double-glazed window with obscured glass, and suite with: panelled bath with mixer taps and hand held shower spray; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator and extractor fan.

OUTSIDE

The property is approached via a driveway, providing off-road parking for multiple vehicles. To either side of the driveway are areas of lawn, interspersed with mature trees. The gardens continue round the property. To the rear of the property is a further area of garden, mainly laid to lawn, with a timber garden shed. There is an external Worcester oil-fired boiler, which provides hot water and central heating to the property. The property has outside lighting and an outside water supply.

SERVICES AND GENERAL INFORMATION


Mains electricity, water, and drainage are connected to the property. Heating and hot water are provided by an oil-fired boiler and open fires.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

Leaving Buxton along the A515 towards Ashbourne, after passing New Haven Services take the next right turn signposted Biggin, upon entering the village the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

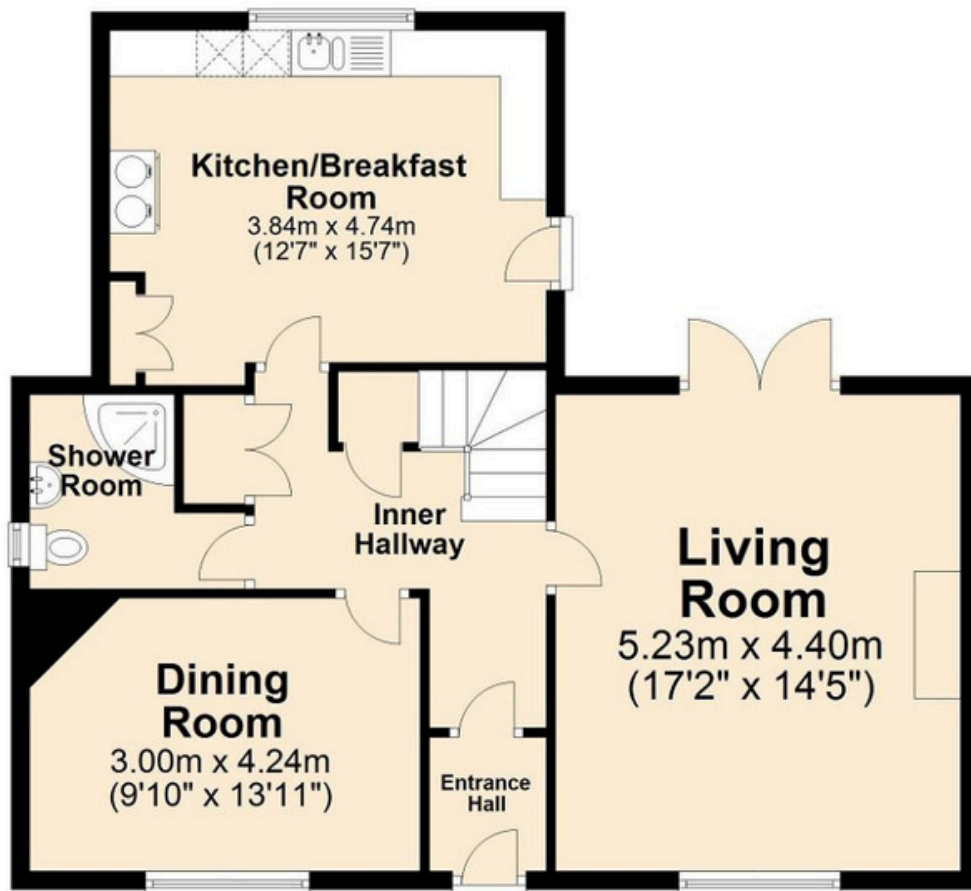
Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



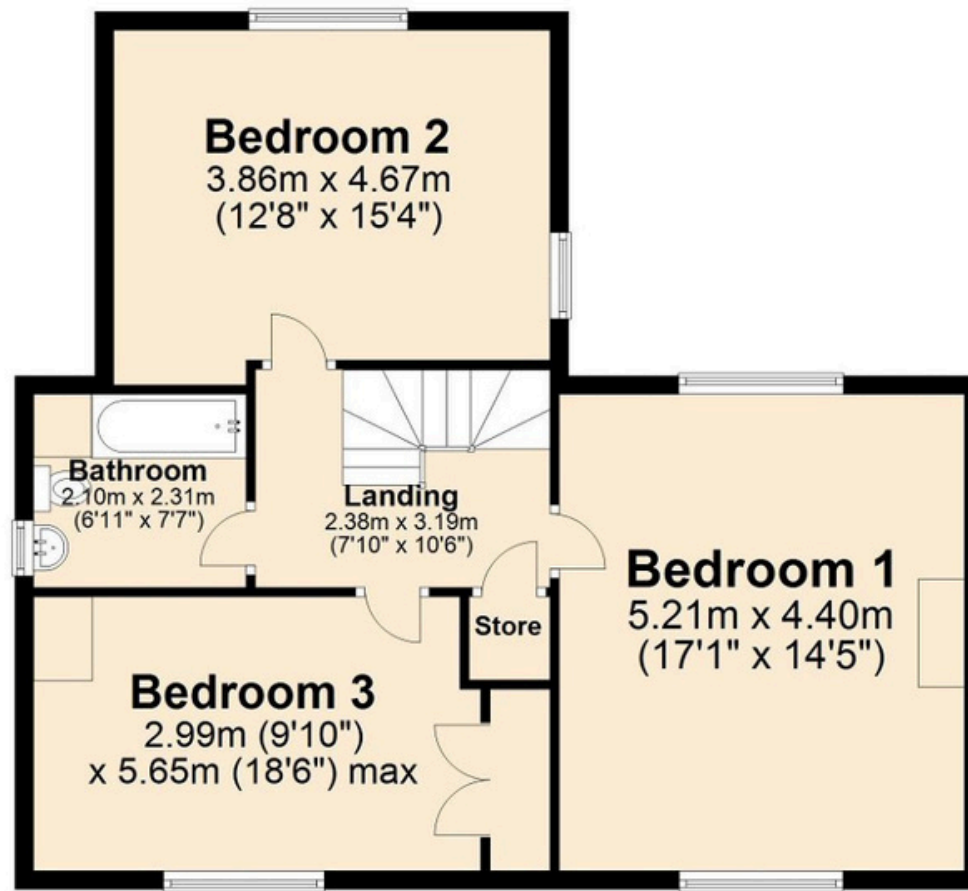
Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



First Floor

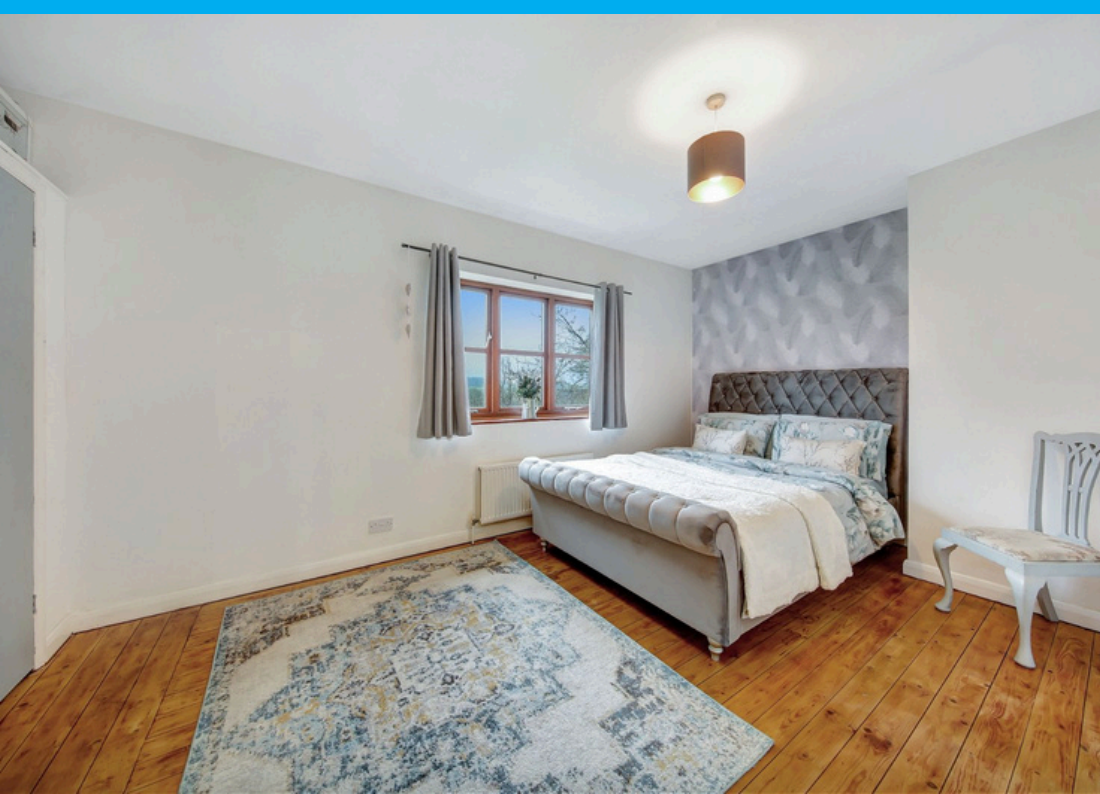
Approx. 71.4 sq. metres (768.1 sq. feet)



Total area: approx. 142.9 sq. metres (1538.4 sq. feet)









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