



jordan fishwick

Batemill Road Birch Vale High Peak



**Batemill Road Birch Vale High Peak
SK22 1BB**

£265,000



The Property

Overlooking the River Sett and boasting truly wonderful and large enclosed gardens, a deceptive and most charming country cottage. Full of character and offering accommodation over three floors including: entrance vestibule, living room, dining kitchen, first floor master bedroom with open mezzanine, second bedroom and a bathroom with roll top bath and separate shower. Double glazing, gas central heating and beautiful gardens with feature pond, secluded areas and high level deck with fantastic views. Viewing essential.



- Beautiful Cottage Of Character
- Views over The River Sett
- Semi-Rural Location
- Arranged Over Three Floors
- Open Plan Mezzanine
- Energy Rating: D Council Tax Band: B
- Large Private Landscaped Gardens
- Exposed Wood and Stone
- Two Bedrooms Plus Mezzanine

Postcode SK22 1BB

EPC Rating D

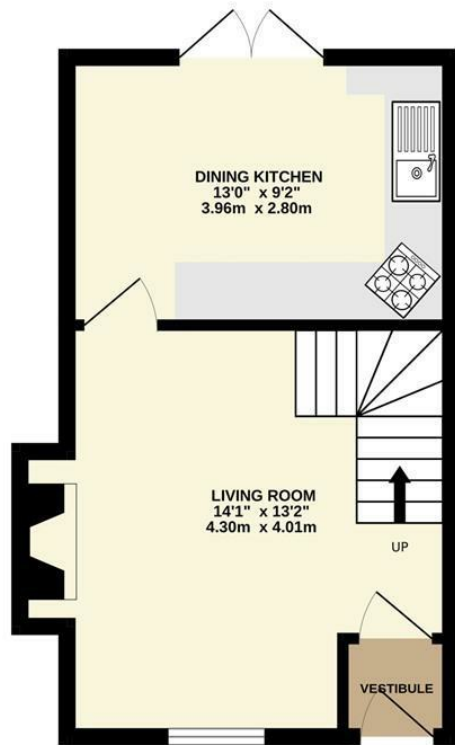
Local Authority High Peak

Council Tax B

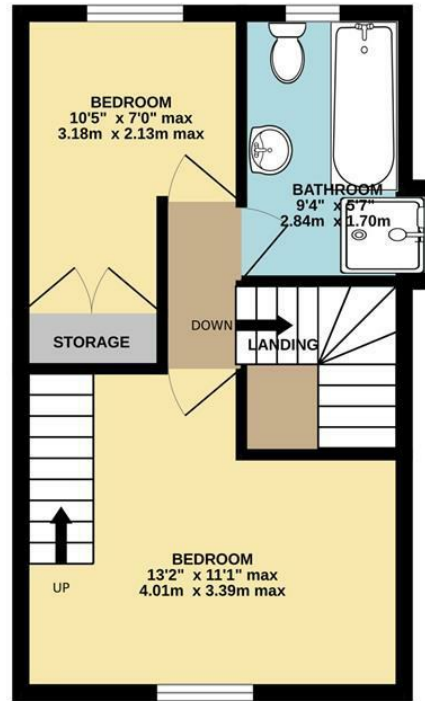
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



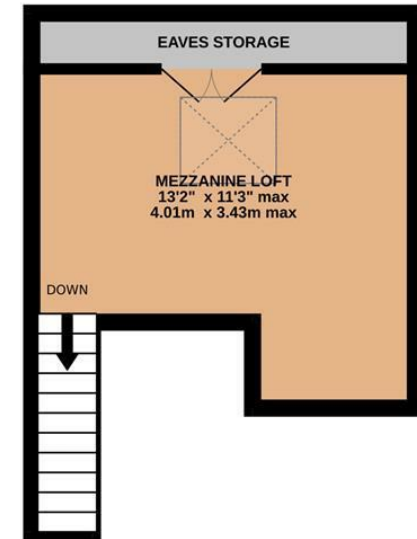
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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