



## Coach House Cottage Warslow, Buxton, Derbyshire, SK17 0JJ

£650 Per Month

- One bedroom stone Coach House
- First floor shower room and bedroom with built in storage
- Situated in a pleasant semi-rural location
- Open plan kitchen, dining and living area
- Private driveway with off road parking
- Available from July

# Coach House Cottage , Buxton SK17 0JJ

This well-presented one-bedroom stone Coach House is situated in a pleasant semi-rural location, enjoying views across the Derbyshire countryside.

The property is accessed via a private driveway and benefits from ample off-road parking. The accommodation is arranged over two floors and briefly comprises an open-plan kitchen, dining and living area, together with a shower room and bedroom to the first floor.

The kitchen area is fitted with a range of base units, an electric oven and hob with extractor over. The living space features a wood-burning stove and provides access to the first floor.

To the first floor, the shower room is fitted with a shower cubicle, vanity wash hand basin and low-level WC. The bedroom offers a good range of built-in storage.

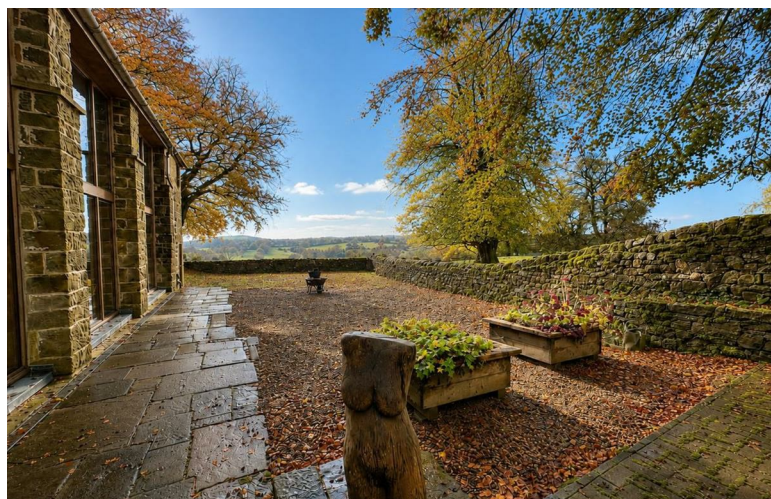
## Services

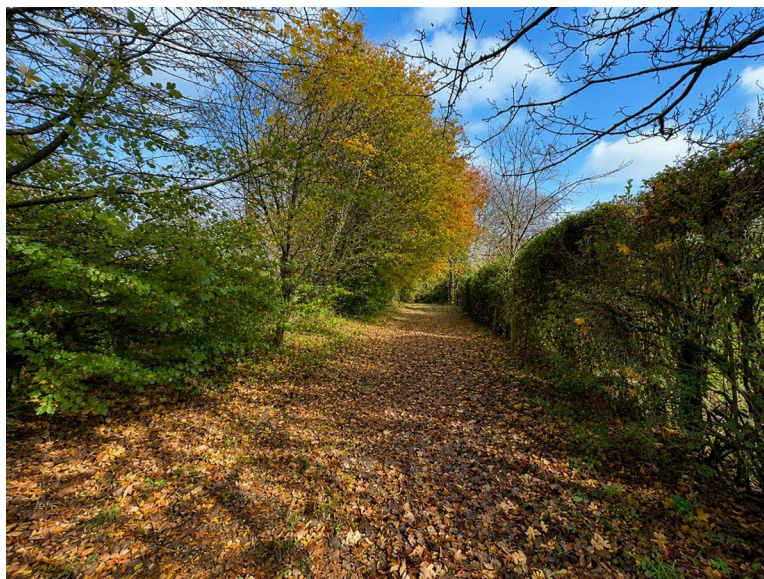
Heating: Oil-fired (metered quarterly by the landlord)

Electricity: Mains supply (separate meter)

Water: Mains supply

Drainage: Mains drainage





### **Open Plan Dining/Kitchen/Living Room**

21'4" x 13'8" max measurements

Wood double glazed door to the front, tiled floor, staircase to the first floor, range of fitted units to the base level, stainless steel sink with drainer, chrome mixer tap, four ring electric hob, electric oven, extractor, wood burning stove, wood double glazed window to the side/rear, built in seating bench, converts into a bed.

### **Landing**

Velux style window to the side, cupboard housing a washing machine.

### **Shower Room**

5'11" x 8'6"

Chrome heated ladder radiator, low level WC, corner shower cubicle with chrome fitment, pedestal wash hand basin, Velux style window to the side, inset downlights, eaves storage.

### **Bedroom**

9'7" x 11'10" max measurements

Wood double glazed window to the rear, built in drawers and storage, shelving, wood beams.

### **Externally**

Patio seating area to the frontage. To the rear tarmacadam driveway.



## Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road, following this road for approximately 4 miles and upon reaching Bottomhouse crossroads turn left onto the B5053 signposted Onecote. Follow this road and upon entering the village of Warslow just after the Warslow sign the property can be found on the right hand side.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## EPC Rating:

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