



# Willow Cottage

Nr Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## Willow Cottage

Nr Buxton

Derbyshire, SK17 0DT



4



2



2



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2.00  
acre(s)

Offers In The Region Of  
£499,995

### Entrance Hall

Front Upvc entrance door leading to hallway. Coat hanging space. Tiled flooring. Large built in under stairs storage cupboard.

### Lounge

With Upvc window to the front and patio door leading to the patio. Ceiling and wall lights. Two electric heaters.

### Dining Room

With Upvc window to front. Stone built fireplace with opening for open fire and recess shelving. Wall and ceiling lights. Electric heater.

### Kitchen

An extended kitchen, with atrium providing a light and spacious space. Fitted with a matching range of lime oak wall and base units with drawers and granite worksurface over. One and half bowl sink with drainer, space and plumbing for washing machine and dishwasher. Induction hob with extractor hood over. Space for electric oven and grill. Tiled splashbacks. Tiled floor. Upvc window and door to rear. Spotlight lighting. Two electric heaters. Stairs off leading to the first floor.

### First Floor Landing

Loft access with pull down ladder. Doors leading to:

### Bedroom

Upvc window to rear and side. Electric heater.

### En-suite

Fitted with a corner bath with whirlpool and jacuzzi features, large corner shower with wall mounted shower over, wash hand basin and wc. Upvc window to front. Extractor fan. Electric heated towel rail.

### Bedroom

Upvc window to front. Electric heater. Built in wardrobes, cupboards and drawers.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





# Accommodation

## Bedroom

Upvc window to rear. Electric heater. Built in wall units and wardrobe.

## Bedroom

Upvc window to rear. Electric heater. Built in storage cupboard and ottoman.

## Family Bathroom

Fitted with a corner bath with wall mounted shower over, was hand basin and Wc. Majority tiled walls. Upvc window to front. Electric heater.

## Outside

To the front of the property is gated access with a pathway which leads to the front entrance door which further leads to the side and rear of the property. The garden to the front is mainly laid with lawn with well established hedges and trees along with an array of mature plant. To the side and rear of the property is a paved patio areas with steps and slope leading to the graveled parking area and hard standing housing the sheds with power. 4 Outside sockets, security lighting, CCTV and outside tap. Land- The property is set within a 2 acre plot. The field of grazing land which is to the rear of the property, and a further area of land which has the driveway running through.

COUNCIL TAX- Derbyshire Dales- C

EPC- C

FREEHOLD

## Services

Mains electricity and water. No gas supply. Septic Tank.

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Broadband Connectivity

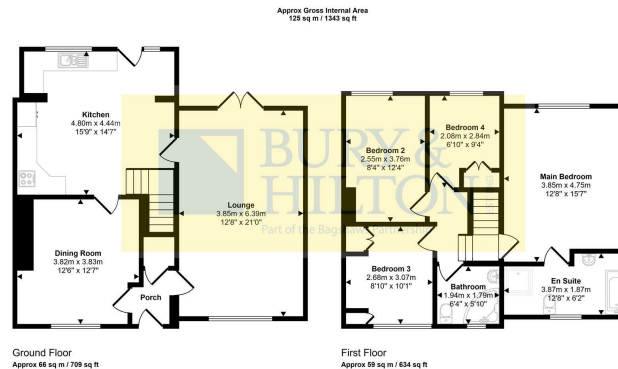
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		71	
(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	



17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

**Part of the Bagshaws Partnership**



**Offices in:**

Ashbourne	01335 342201
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