



**2 High Peak Harriers Cottage**  
**Biggin by Hartington**



## 2 High Peak Harriers Cottage

Biggin by Hartington

Buxton

Derbyshire

SK17 0DQ



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Newly rebuilt charming cottage situated within this picturesque Peak District village.

The property benefits from a generous gated forecourt and cottage garden enjoying views over the beautiful surrounding countryside. The accommodation has been newly renovated and thoughtfully designed.

The village of Biggin by Hartington is idyllically situated within walking distance of the Tissington Trail along with other footpaths leading from the village, with the village of Hartington with its varied range of amenities just 2 miles away.

No Upward Chain

**Fixed Asking Price:**

**£245,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

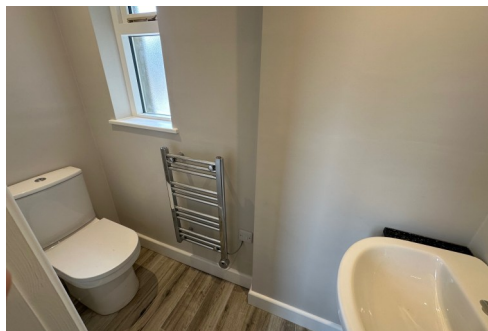


# Ground Floor

The cottage has only recently been completely renovated and it has never been occupied since renovations.

The property is accessed via a **Font Porch** with access to a **Cloakroom/WC (2.14m x 0.78m)** having low flush WC and Pedestal wash hand basin. Internal access door through to **Open Plan Living Dining Kitchen (Min. 6.59m Max. 6.92m x 4.02m)**.

**Kitchen Area** having a range units with work top over extending along the North wall including sink and drainer and electric cooker and hob with extractor hood over. Stairs rising to first floor level. Open plan to **Living Area** with feature fireplace window to front and rear with door to rear providing access to the rear courtyard leading to the lawned garden.



# First Floor

Stairs lead from the ground floor reception room to the **Landing** with access to both bedrooms and bathroom. **Bedroom One (4.04m x 2.46m)** overlooks the front and rear, with **Bedroom Two (4.06m x 2.58m)** having window to the rear only. **Bathroom** has been newly fitted with three piece bathroom suite having panelled bath with shower screen, low flush WC and pedestal wash hand basin.



## Outside

The property is accessed along a private drive into the newly stone walled forecourt which extends to the side of the property and provides ample off road parking for a number of vehicles and potential for a front seating area.

To the immediate rear is a courtyard seating area with a path through leading to a lawned garden with stone wall boundary overlooking the the lane and enjoying stunning views over the surrounding countryside.



# General Information

## Services:

Mains electricity, water and drainage. Electric heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

## Local Authority and council tax band:

Derbyshire Dales District Council Tel: 01629 761100

Council tax band - TBC currently deleted from listing awaiting valuation once habited.

## Viewings:

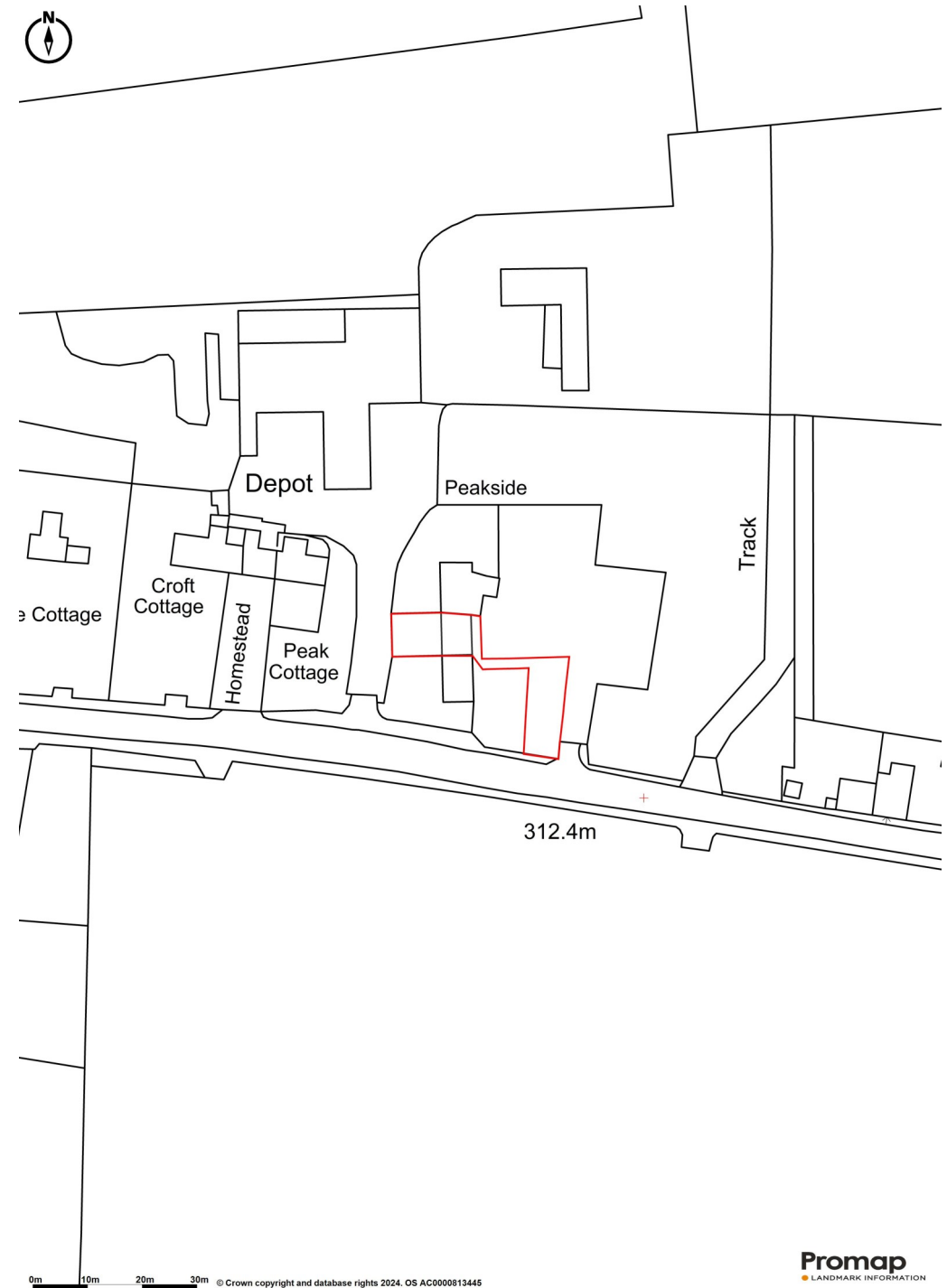
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## Directions:

What3words ///calm.objecting.hugs

## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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