Innisfree, 4 Church Street

Longnor

BURY & HILTON
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Innisfree, 4 Church Street

Longnor
Derbyshire
SK17 0PE

Bury and Hilton are delighted to offer for sale this stone built period cottage situated on a quiet back street in the sought after village location of Longnor. Deceptively spacious and with the benefit of a large adjoining workshop which could be used for a variety of purposes. Accommodation in brief comprises: Lounge, kitchen diner, bathroom and large workshop/studio to the ground floor with two bedrooms to the first floor.

Externally the property benefits from a small forecourt front garden and enclosed rear yard and seating area with further useful store.

With Upvc double glazing, log burning stove and huge scope and potential, viewing is highly recommended.

Offered for sale with no onward chain.

Offers In The Region Of £199,950

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General Information

Lounge 12'3 x 12'1 (3.73m x 3.68m)
Upvc double glazed window to front. Free standing cast iron multi fuel burning stove in stone built arched recess with quarry tiled hearth. Ceiling beams. Stone flagged flooring. Door leading to stairwell.

Inner Hallway
Ceramic tiled flooring. Steps and door to workshop.

Dining Kitchen 11'8 x 10'6 (3.56m x 3.20m)
Fitted with wall and baseunits with drawers and working surfaces. Incorporating a single stainless steel sink unit with mixer tap over. Electric cooker. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge. UPVC double glazed windows to front and side. Laminate flooring. Space for dining suite. Ceiling beam. Extractor fan.

Workshop/Studio 18'4 x 13'4 (5.59m x 4.06m)
With power and light. Access doors to front and rear. UPVC double glazed windows to front and rear. Velux roof window to rear. Fitted workbench and shelving. Cupboard housing the hot water cylinder. Overhead storage area. Dimplex heater. Further fitted cupboard.

Rear Hallway
Ceramic tiled flooring. Useful built in storage cupboard with further overhead storage. Panelling and painted walls.

Bathroom
Fitted with a white suite to comprise: panelled bath with wall mounted shower over and fitted bi-fold shower screen, pedestal wash hand basin and low flush wc. Fully tiled walls and flooring. Two obscure glazed uPVC windows to rear. Dimplex heater.

First Floor Landing

Bedroom Two 14' x 6'8 (4.27m x 2.03m)
UPVC double glazed window to rear. Velux roof window to rear.

Bedroom One 15'8 x 8'2 (4.78m x 2.49m)
UPVC double glazed window to front. Wall mounted Dimplex heater. One wall half timber panelled with shelf. Wall light. Useful overstairs storage cupboard/robe.

Outside
To the front of the property is a gated cottage garden. To the rear of the property is an enclosed yard with useful store and steps lead upto a partially timber decked seating area.

FREEHOLD
STAFFORDSHIRE MOORLANDS- BAND B
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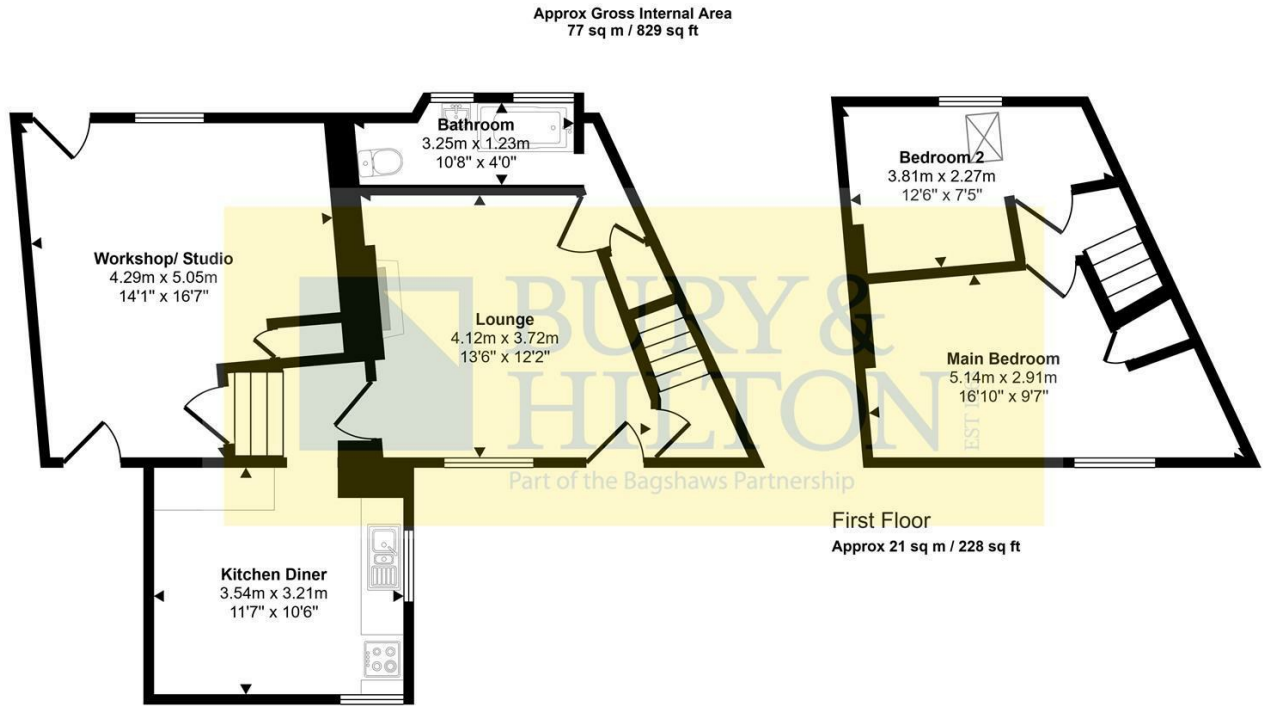
Agents Notes
Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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