Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

The Smithy Quarnford

Quarnford, Buxton, SK17 0SW

Offers In The Region Of £395,000

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Quarnford, Buxton, SK17 0SW

This delightful three bedroom detached stone cottage is situated in a picturesque village of Flash, set in an elevated position, offering stunning views of the open countryside. Located within the Peak District National Park, this home offers stunning countryside walks and is an ideal family home or holiday cottage. (subject to consents)

'The Smithy' offers spacious and immaculately presented accommodation situated over two floors offering a light and airy fully fitted kitchen with integrated appliances, dining room with access to the living room having a Dunsley multi fuel stove providing central heating, entering the hallway which gives access to the first floor and family bathroom. To the first floor are three good sized bedrooms and separate WC.

Outside, offers an enclosed patio and yard area to the side with stone storage and a further open fronted car port.

Viewing is essential to appreciate the history and location on offer.

No Upward Chain

Directions

From our Derby Street, offices proceed into Ball Haye Street. Follow this road for a short distance and at the traffic lights turn right onto A53 Buxton Road. Follow this road proceeding out of the town for approximately six and a half miles and opposite the lay-by on the right, take the sharp turning left signposted Flash. Follow this road for a short distance and as the road forks, take the right hand fork. Along this road you will see our For Sale Board.

Situation

This three bedroom detached stone cottage is situated in a picturesque, elevated position, offering stunning views of the open countryside. Located within the Peak District National Park, between Leek and Buxton, this home offers stunning walks, is an ideal family home or holiday cottage.

Kitchen

13'11" x 11'0" (4.26 x 3.37)

UPVC double glazed door and window to the front, UPVC double glazed window to the side aspect, two sky lights, range of base and wall units, fitted worktops with inset sink unit, integrated dishwasher, fridge freezer and washing machine, Indesit built in double oven, Hisense ceramic induction hob with extractor over, exposed beams and radiator.

Dining Room
13'4" x 12'7" (4.08 x 3.84)
UPVC double glazed windows to the front and side aspects, radiator, exposed ceiling beams and built in full height storage cupboard.

Living Room
13'5" x 12'9" (4.10 x 3.91)
Having pair of UPVC double glazed patio doors to the front garden Dunsley multi fuel stove providing central heating for the property with exposed timber lintel over, exposed ceiling beams and oak flooring.

Hallway
14'6" x 3'10" (4.43 x 1.18)
UPVC double glazed window to the front aspect with external door to the side car port, staircase off, radiator and tiled floor.

Family Bathroom
7'8" x 7'4" (2.36 x 2.25)
UPVC double glazed window to the side aspect, suite comprising P-shaped panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, understairs store cupboard and fully tiled.

First Floor Landing
Upvc double glazed frosted window to rear, radiator and exposed ceiling beams.

Bedroom Two
12'7" x 11'9" (3.85 x 3.60)
UPVC double glazed window to the front, radiator, Upvc double glazed frosted window to side, exposed ceiling beams, built in store cupboard and loft access.

WC
Housing wc, wash hand basin.

Bedroom Three
13'8" x 10'9" (4.17 x 3.28)
UPVC double glazed window to the front, radiator, ceiling beams, built in storage cupboard, and built in cupboard housing the hot water tank.

Bedroom One
11'6" x 10'4" (3.53 x 3.16)
UPVC double glazed window to the front, radiator, ceiling beams, loft access and built in storage cupboard.

Outside
Gated access to yard area providing off road parking. Stone outbuilding utilised for storage.

Cobbled and flagged patio area with walled boundary to the front, cold water tap, ornamental lamp.

Stone Car Port
16'4" x 10'6" (5.0 x 3.22)
Open fronted car port with Project EV electric charging point, steps for loft storage, light and power connected, fuel storage at the rear. Upvc double glazed door to inner hallway.

Workshop
14'2" x 11'7" (4.32 x 3.54)
Concrete floor, light and power connected. Further storage being former fuel store.

Services
We understand the property is connected to mains electricity and water and Immersion heater for hot water. The property also has mains drainage. The house is heated by Multi-Fule Log Burner in the Lounge.

The Viewing
By prior arrangement through the Agent.

Measurements
All measurements given are approximate and are 'maximum' measurements.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

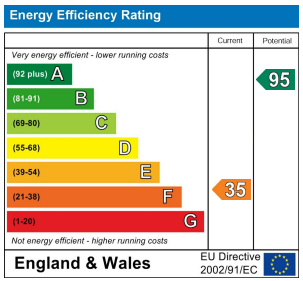
Tenure & Possession

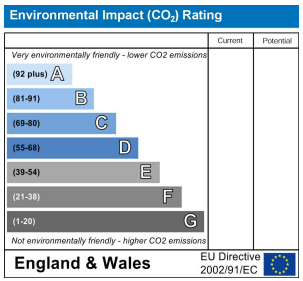
The property is held freehold and vacant possession will be given upon completion.

Floor Plan

Area Map

Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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