



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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FOR SALE BY PRIVATE TREATY



**2 Dale Head Cottages, Liffs Road, Biggin,
Buxton, Derbyshire, SK17 0DR**

Offers In The Region of - £275,000



DIRECTIONS

The cottage is situated off Liffs Road just a short distance from the popular village of Biggin. From the centre of the village proceed along Main Street in a westerly direction and on the outskirts of the village take the left hand turn onto Liffs Road and the property will be found on the right hand side after a short distance as signposted by our 'For Sale' board that is erected at the property.

SITUATION

The property enjoys a very pleasant country location just outside of the popular village of Biggin, having good views over the surrounding countryside. The property lies on Liffs Road which runs from Alsop/Fenny Bentley to Hartington.

The property is located 0.9 miles from the centre of Biggin, 12.8 miles from Buxton and 8.6 miles from Ashbourne.

What3words: villager.froth.will

DESCRIPTION

This comprises a semi detached stone under a slate roof cottage enjoying a pleasant rural location, with the benefit of oil fired central heating and double glazed window units.

The property is considered to have good potential and will be of interest to those wanting a property for investment to rent out for holiday or long term letting. Alternatively it will provide a pleasant home.

Adjacent to the dwelling there is a stone outbuilding and to the front of it there is off road parking facilities.

The dwelling has been tastfully modernised and comprises the following accommodation:-

PVC Entrance Door

Hallway

With staircase off



Living Room – 4.15m x 4.02m

With radiator, fireplace with stove insert and window to the front elevation.

Kitchen – 2.62m x 3.06m

With a range of kitchen units, sink unit, solid floor, outside door and window to rear elevation.

Pantry – 1.82m x 2.84m

Staircase leading to **First Floor Landing** and giving access to:-

Bedroom Number 1 – 4.10m x 4.06m

With radiator and stone fireplace and window to front elevation.

Bedroom Number 2 – 2.93m x 2.66m

With radiator and window to rear elevation.

Bathroom – 1.71m x 1.99m

With wash hand basin, low flush WC and bath with shower over and part tiled walls



OUTSIDE

To the front of the property there is an enclosed yard area with small lawn and amenity area with a concrete path.

To the side of the property there is a stone and profile roofed ***Storage Building*** – 4.25m x 4.22m with concrete and flagged floor used for general storage purposes.

The property also has the benefit of off road parking.

The dwelling backs onto a grass field with open views over the surrounding countryside providing a pleasant aspect.



Services

We understand that the property is connected to mains electricity and water with drainage being by private means.

Local Authority

The local authority is Derbyshire District Dales Council and Peak District National Park Authority to whom enquiries should be addressed in respect of planning or any other relevant matters.



Viewings

By prior arrangement through Graham Watkins & Co. Telephone 01538 373308 or email enquiries@grahamwatkins.co.uk

Tenure and Possession

We understand the property is held freehold. The property is to be sold with vacant possession.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Wayleaves & Easements

The property is to be 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.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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