



Harriers Cottage Biggin by Hartington, Derbyshire, SK17 0DQ

Saxton Mee

# Harriers Cottage

## Biggin by Hartington

Offers Over

# £540,000

£500,000 - £525,000 Guide Price.

This charming stone-built character cottage offers two double bedrooms and has been completely renovated and refurbished by the present owners to provide spacious, flexible and beautifully presented living accommodation. An attached studio or home office, currently used as a third bedroom. Set within attractive gardens adjoining open countryside, the cottage enjoys delightful views to both the front and rear, creating a peaceful and scenic setting. Centrally positioned in the sought-after rural village of Biggin, the property is ideally located for access to an excellent range of amenities in the nearby market towns of Bakewell and Buxton.

Planning permission has been granted for a detached double garage with a home office/studio above, with foundations and base already in place, requiring completion. The skilfully finished interior combines traditional character features with high-quality fittings, resulting in a warm and welcoming home.

Accommodation begins with an entrance hallway leading to an adjoining utility room and WC. The bespoke fitted kitchen is equipped with a range of quality units, a Belfast sink and appliances and opens into a bright dual-aspect dining area featuring display shelving and double doors leading out to the garden. This space flows into the sitting room, which is centred around a striking gritstone fireplace housing a log-burning stove.

The first floor landing provides access to a spacious double bedroom with an adjoining Jack and Jill style bathroom with a free standing bath and separate shower enclosure, a dressing room that could be used as a study/nursery and further double bedroom.

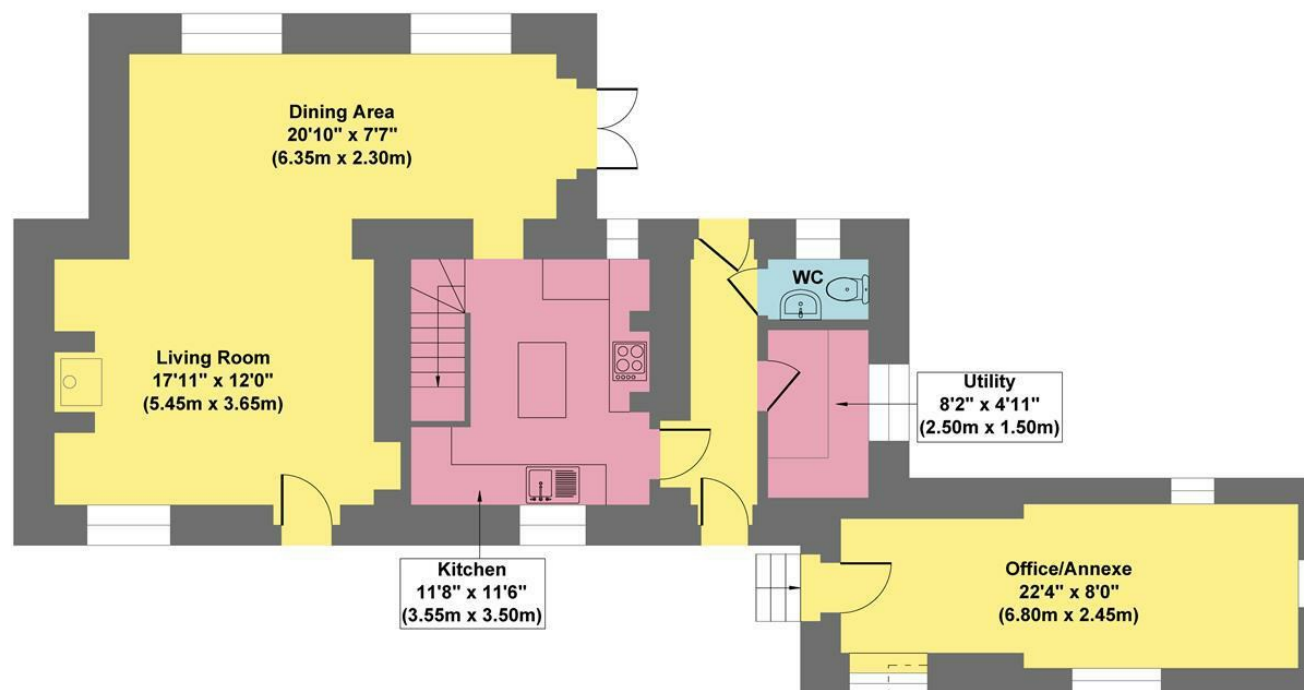
A separate entrance leads to the annexe/studio, currently arranged as an additional bedroom and fitted with a wash hand basin, making it ideal for guests or home working.



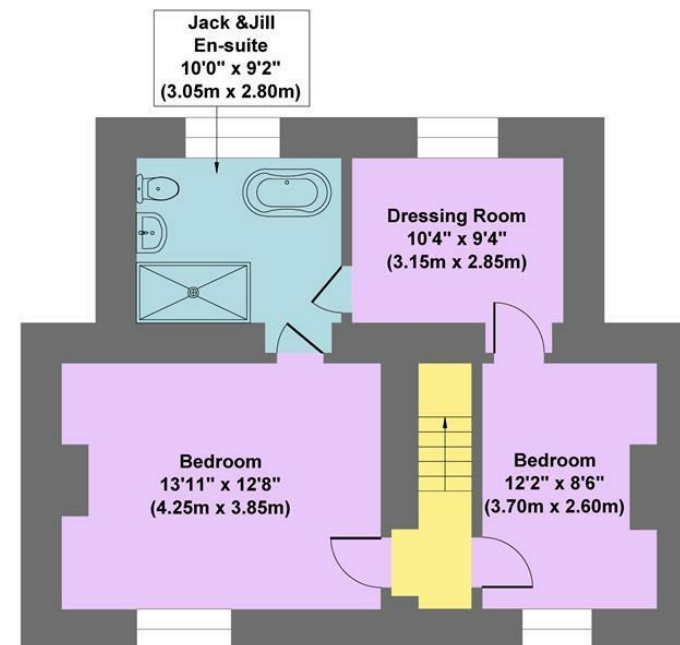
- Fabulous Countryside Views
- Brimming With Character Features
- Partially Completed Double Garage
- Off Road Parking
- Generous Gardens
- Fully Renovated & Beautifully Presented
- Spacious & Flexible Living Accommodation
- Within Highly Regarded School Catchment
- EPC: D
- Viewings: Hathersage Office



## Harriers Cottage



**Ground Floor**  
Approximate Floor Area  
862 sq.ft  
(80.11 sq.m.)



**First Floor**  
Approximate Floor Area  
556 sq.ft  
(51.66 sq.m.)

**Approx. Gross Internal Floor Area 1418 sq.ft / 131.77 sq.m**

Illustration for identification purposes only. Measurements are approximate, not to scale."

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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