

Shortner Croft

Off Drury Lane, Biggin, Buxton, SK17 0DL

John 
German





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Offers over £350,000

Detached stone bungalow in Biggin by Hartington, set on a 0.26-acre plot. Two bedrooms, modern interior, sold fully furnished. Successful holiday let with no chain. Large driveway, outbuilding with potential.

Located in the sought-after Peak District National Park village of Biggin by Hartington, this property is a well-maintained detached stone bungalow set within a spacious plot of approximately 0.26 acres. The property offers a modern and practical interior layout with two bedrooms and is currently run as a successful holiday let, making it an ideal purchase for those seeking a ready-made investment in a popular tourist area. The sale includes all fixtures and fittings, allowing for a seamless transition for new owners. There is no upward chain, and the property is subject to a 28-day occupancy clause.

Externally, the bungalow benefits from a generous driveway providing ample off-street parking and a separate outbuilding that offers potential for various uses, subject to any necessary consents. The plot is well proportioned, offering outdoor space suitable for both guests and owners. This is a rare opportunity to acquire a detached, modernised property in a highly desirable Peak Park location with proven holiday let income and immediate usability.

Accessed via a composite entrance door, the property opens into a dual-aspect dining kitchen with windows to the front and French doors opening to the side garden. The kitchen is fitted with rolled edge work surfaces, an inset 1 ½ stainless steel sink with drainer and chrome mixer tap, and tiled splashbacks. There is a range of base cupboards and drawers with an electric oven with induction hob and extractor above, dishwasher, undercounter fridge, plus additional freestanding fridge/freezer. A peninsula work surface provides additional preparation space with an adjacent washing machine, with complementary wall-mounted cupboards above for further storage.

An inner hallway connects the kitchen to the two bedrooms, sitting room, and bathroom. There is also loft hatch access to a fully boarded loft space, offering additional storage. The bathroom features tiled flooring, twin circular sinks with chrome mixer taps set into a vanity unit, a bath with mixer tap and handheld shower, and a wet room-style area with mains-fed rainfall shower. There is also a chrome ladder-style heated towel rail and underfloor heating.

Both bedrooms are good-sized doubles. The sitting room is a bright and comfortable space with recently fitted large windows overlooking the garden and an electric fire providing a focal point.

Externally, the property sits on a generous plot of approximately 0.26 acres. A large gravel driveway provides off-street parking for multiple vehicles, with additional lawned parking space to the side. There is a timber shed housing the LPG tanks and a lawned front garden with a mature tree line offering a degree of privacy. A detached outbuilding, split into two rooms, is located on the opposite side of the property and is connected to power, lighting, water, and waste services - providing potential for various uses, including the installation of a hot tub if desired.

Please note, the property is subject to a 28-day occupancy restriction as set by the Peak District National Park Authority. This means no single person may occupy the property for more than 28 days in any calendar year, ensuring it is used solely for holiday accommodation and not as a permanent residence. The property is currently let through a managing agent as a one-bedroom holiday let, with further potential to increase guest capacity and value by utilising the second bedroom.

What3Words - ///hockey.mural.panther

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

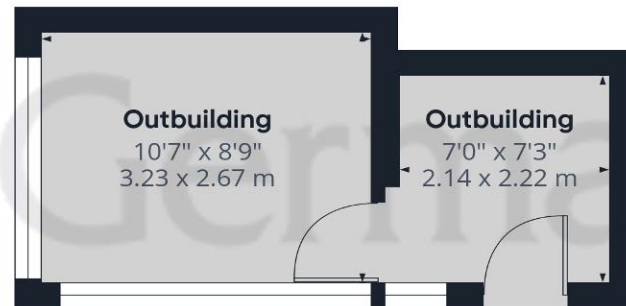






Ground Floor Building 1

Approximate total area⁽¹⁾
908 ft²
84.4 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 100 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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