



# Tongue Lane Farm Tongue Lane



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

# Tongue Lane Farm Tongue Lane

## Derbyshire, SK17 7PA



Bury and Hilton are delighted to offer for sale this fantastic opportunity which offers a perfect blend of peaceful and rural living whilst enjoying having amenities close by and not being isolated. Sitting in a plot which totals approximately 1.943 acres.

The internal accommodation is in true bungalow form which is light and deceptively spacious over

### Offers In The Region Of

## £595,000

Buxton - 0129827524

[buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

#### Entrance Hallway

uPVC obscure glazed front entrance door. Two radiators. Cupboard housing the oil fired boiler and second cupboard housing the hot water cylinder.

#### Lounge

uPVC window to front and side. Electric fire with stone surround. Two radiators.

#### Wc

uPVC obscure glazed window to front. WC and wash hand basin. Radiator.

#### Bedroom

uPVC window to rear. Radiator

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uPVC window to rear. Radiator.

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uPVC window to front. Radiator.

#### Shower Room

Fitted with a matching suite comprising: Shower unit with Mira electric shower over, vanity wash hand basin and concealed cistern Wc with storage and shelving. uPVC obscure glazed window to front. Radiator. Heated towel rail. Partially tiled walls.

#### Inner Hallway

Radiator. Tiled flooring. Loft access.

#### Dining Kitchen

Fitted with a matching range of wall and base unit with drawers with granite work surface over incorporating one and a half bowl sink with mixer tap and drainer. Neff electric hob with extractor hood over and integrated oven and microwave. Integrated fridge, freezer and dishwasher. Tiled flooring. Dining area with space for dining table. Two uPVC windows to rear. Radiator.

#### Utility/ Porch

uPVC rear door with windows to side. Space and plumbing for washing machine. Radiator. Tiled flooring.



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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