



 BURY & HILTON



4 Church Street  
Longnor



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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# Innisfree, 4 Church Street Longnor Derbyshire, SK17 0PE



Bury and Hilton are delighted to offer for sale this stone built period cottage situated on a quiet back street in the sought after village location of Longnor. Deceptively spacious and with the benefit of a large adjoining workshop which could be used for a variety of purposes. Accommodation in brief comprises: Lounge, kitchen diner, bathroom and large workshop/studio to the ground floor with two bedrooms to the first floor.

## Offers In The Region Of £209,995



Leek - 01538 383344



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### Lounge

12'3 x 12'1

UPVC double glazed window to front. Free standing cast iron multi fuel burning stove in stone built arched recess with quarry tiled hearth. Ceiling beams. Stone flagged flooring. Door leading to stairwell.

### Inner Hallway

Ceramic tiled flooring. Steps and door to workshop.

### Dining Kitchen

11'8 x 10'6

Fitted with wall and base units with drawers and working surfaces. Incorporating a single stainless steel sink unit with mixer tap over. Electric cooker. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge. UPVC double glazed windows to front and side. Laminate flooring. Space for dining suite. Ceiling beam. Extractor fan.

### Workshop/Studio

18'4 x 13'4

With power and light. Access doors to front and rear. UPVC double glazed windows to front and rear. Velux roof window to rear. Fitted workbench and shelving. Cupboard housing the hot water cylinder. Overhead storage area. Dimplex heater. Further fitted cupboard.

### Rear Hallway

Ceramic tiled flooring. Useful built in storage cupboard with further overhead storage. Panelling and painted walls.

### Bathroom

Fitted with a white suite to comprise: panelled bath with wall mounted shower over and fitted bi-fold shower screen, pedestal wash hand basin and low flush wc. Fully tiled walls and flooring. Two obscure glazed uPVC windows to rear. Dimplex heater.

### First Floor Landing



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    | 15      |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Agents Notes

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