



**1 High Peak Harriers Cottage**  
**Biggin by Hartington**



## 1 High Peak Harriers Cottage

Biggin by Hartington

Buxton

Derbyshire

SK17 0DQ



2



1



1



D

Newly rebuilt stone cottage situated on a generous corner plot with views reaching over the beautiful surrounding countryside.

This peaceful rural village of Biggin by Hartington is idyllically situated within the Peak District National Park just short walk from the Tissington Trail and only 2 miles from the ever popular village of Hartington which has a good range of amenities.

**Fixed Asking Price:**

**£295,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



# Ground Floor

The cottage has been completely renovated and never yet occupied since the renovations.

The front **Entrance Porch** leads from the forecourt with internal access door to **Cloakroom/WC** having low flush WC, pedestal wash hand basin . Internal door from the Entrance Hall to the **Open Plan Kitchen Living Room**. The **Kitchen area** has been newly fitted with a range of matching wall drawer and base units including wine rack with worksurface over. Integrated dishwasher, fridge, freezer, electric hob with oven beneath. Sink and drainer positioned underneath the side window which enjoys stunning views across the garden and over the lane to the surrounding countryside. The worktop overhangs to create a breakfast bar seating area. Stairs lead from the Kitchen area to the first floor landing.

The **Living area** has a feature exposed stone decorative fireplace. window to front and a door to the rear providing external access to the generous rear garden.



# First Floor

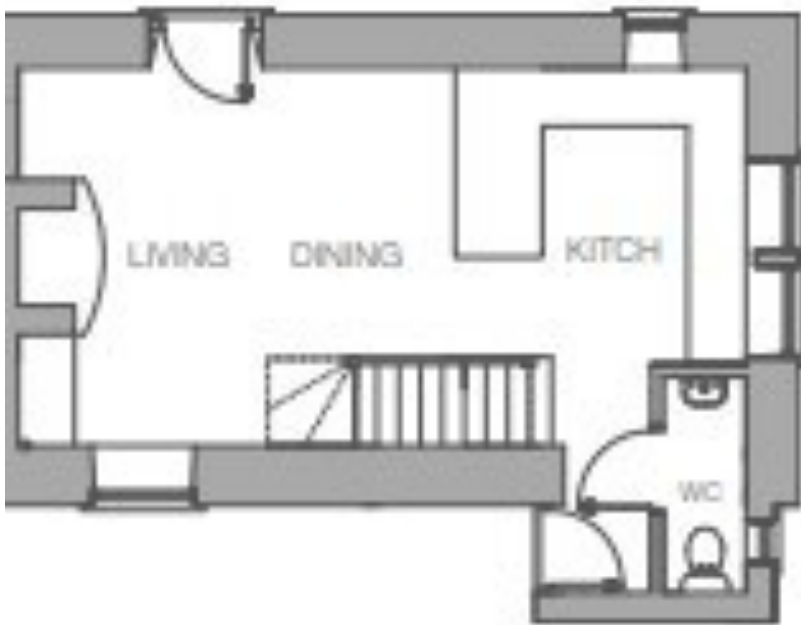
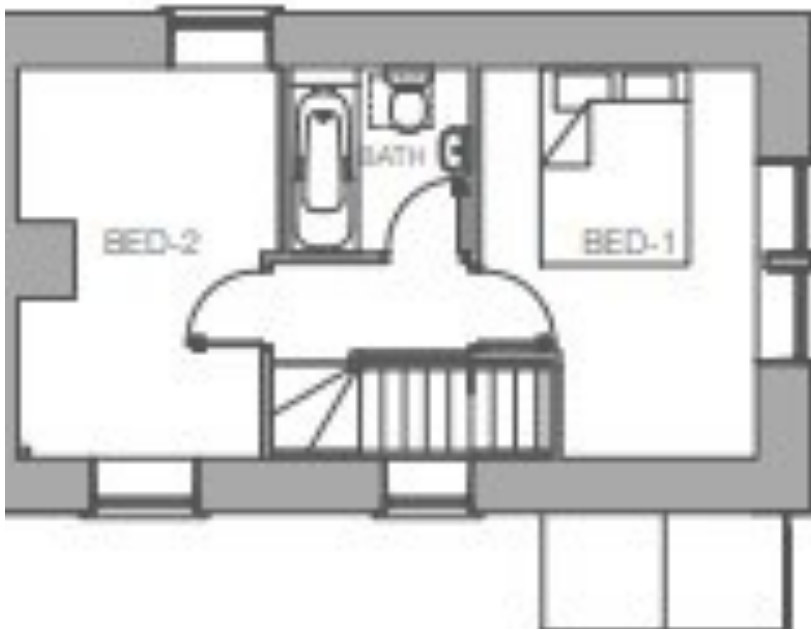
Stairs lead from the Kitchen Living Room to the first floor **Landing** which provides access to Bedroom One and Two and the Family Bathroom. **Bedroom One** is situated to the side of the property and enjoys stunning views across rolling countryside. **Bedroom Two** overlooks the rear garden also enjoying the open views to the south. The **Bathroom** has been newly fitted with three piece bathroom suite comprising panelled bath with shower screen and shower over, pedestal wash hand basin and low flush WC, tiled wall and Velux roof light windows.



## Outside

The property is accessed along a private drive into the newly stone walled forecourt which extends to the side of the property and provides ample off road parking for a number of vehicles.

The garden to the rear of the property is predominantly laid to lawn with hedge and fence border to the North and West, with the southern border being stone wall low level to retain the stunning views beyond the land to the open fields and surrounding peak district countryside.



# General Information

## Services:

Mains electricity, water and drainage. Electric heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

## Local Authority and council tax band:

Derbyshire Dales District Council Tel: 01629 761100

Council tax band - Currently deleted from listing, awaiting valuation once complete and habited.

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

## Boundaries;

Please note that the boundary fence has not yet been erected between the gardens of Cottage 1 and 2 however a boundary will be erected prior to completion. For a guide of where the boundaries will be please refer to the land plans for guidance however it should be noted that these are not to scale.

## Directions:

What3words [///calm.objecting.hugs](https://www.what3words.com/calm.objecting.hugs)



## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



**Vine House, Ashbourne, Derbyshire, DE6 1AE**

**T :** 01335 342201

**E :** [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)

**[www.bagshaws.com](http://www.bagshaws.com)**

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

