



Sycamore Cottage Brand Side

Buxton, SK17 0SG

£535,000



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Tenure Freehold Council Tax Band C



Situated in the village of Brandside, just a few miles from Buxton's town centre, we are delighted to offer for sale this beautifully presented rural two-bedroom detached character cottage, set in the rolling hills of the Peak District National Park. This unique property occupies nearly a third of an acre with wrap-around gardens and panoramic views of the countryside. The cottage is presented to the highest standards and boasts many original features with beamed ceilings and a country cottage kitchen with modern appliances. On the first floor there are 2 bedrooms both with stunning views of Axe Edge and the surrounding countryside. This beautiful home also benefits from an attached garage and off-road parking for several vehicles. An early viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear right and then left at the Spring Gardens roundabout. Follow the road and bear left into St John's Road and proceed out of Buxton on the A53 Leek Road. After a few miles turn left at the signpost for Brandside and follow the road down the hill. At the bottom the road bears to the right. Continue along this road until it forks, take the right-hand fork. Proceed along this road for a shortwhile and the entrance to Sycamore Cottage will be seen on the right-hand side. Continue down the hill and the cottage is on the right.

GROUND FLOOR

Porch

9'2" x 5'2" (2.79m x 1.57m)

With stone flagged flooring and four sealed unit double-glazed windows.

Dining Room

10'10" x 10'6" (3.30m x 3.20m)

With stone flagged flooring, ceiling beams, stairs to first floor and sealed unit double-glazed window to the front. Understairs storage cupboard and recessed tiled fireplace with wooden mantelpiece and Worcester-Bosch oil-fired boiler.

Kitchen

11'7" x 9'0" (3.53m x 2.74m)

Fitted with an excellent quality range of wooden base units and granite working surfaces, incorporating a Belfast sink with granite splashback. With integrated Neff oven, integrated Neff microwave and four ring Neff halogen hob with extractor over and decoratively tiled splashbacks. With space and plumbing for a washing machine, space for a fridge/freezer, beamed ceiling and quarry tiled flooring. Sealed unit double-glazed window. Door to inner hall.

Inner Hallway

5'0" x 5'0" (1.52m x 1.52m)

With tiled flooring, floor to ceiling, built-in storage cupboards and oak stable-door to garage.

Bathroom

8'3" x 7'5" (2.51m x 2.26m)

Fitted with an excellent quality suite, comprising a claw-foot bath with Victorian-style mixer shower fitting, low-level WC, and a pedestal washbasin. With marble-tiled walls and flooring, chrome, ladder heated towel-rail and sealed unit double-glazed window to rear garden.

Lounge

12'10" x 12'4" (3.91m x 3.76m)

With Chinese slate flooring and feature recessed stone fireplace and chimney breast with mantelpiece, incorporating a log-effect cast iron stove. With three sealed unit double-glazed windows, beamed ceiling, T.V. aerial point and Victorian style cast-iron radiator. With three wall-light points and oak stable-door to rear garden.

FIRST FLOOR

Landing

4'7" x 3'9" (1.40m x 1.14m)

With Velux sealed unit double-glazed skylight.

Bedroom One

13'6" x 12'9" (4.11m x 3.89m)

With stripped wooden flooring, Victorian style cast-iron radiator, two sealed unit double glazed windows, T.V. aerial point and loft access.

Bedroom Two

11'5" x 7'4" (3.48m x 2.24m)

With stripped wooden flooring, Victorian style cast-iron radiator, beamed ceiling and loft access. With built-in storage cupboard and two sealed unit double glazed windows.

Garage

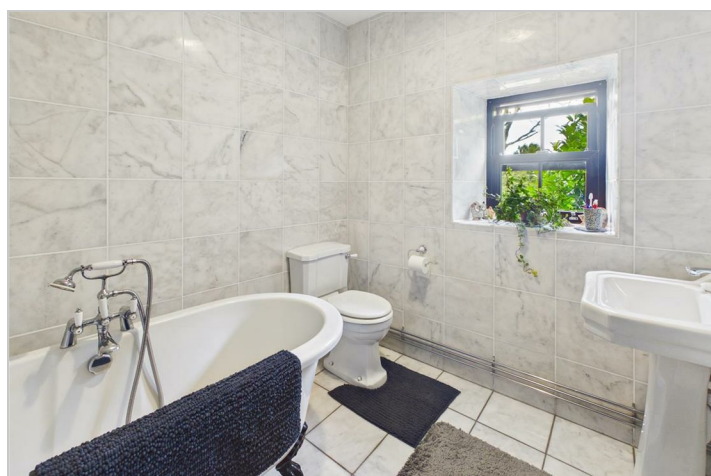
27'10" x 10'6" (8.48m x 3.20m)

With light and power. The garage runs the full length of the cottage with space for a workshop at the back.

OUTSIDE

Sycamore Cottage is accessed via a 5-bar gate leading to a long driveway with ample off-road parking for a number of vehicles. The property is surrounded by stunning formal gardens with lawned areas, block-paved pathways, many mature shrubs and trees, including a Sycamore tree, seating areas, a rockery and a log-lap shed. There is also a large vegetable garden with several raised beds, fruit trees, fruit bushes and a cedarwood greenhouse.

The property is surrounded by open countryside with panoramic views of the valley and direct access to popular walks within the National Park.



Road Map



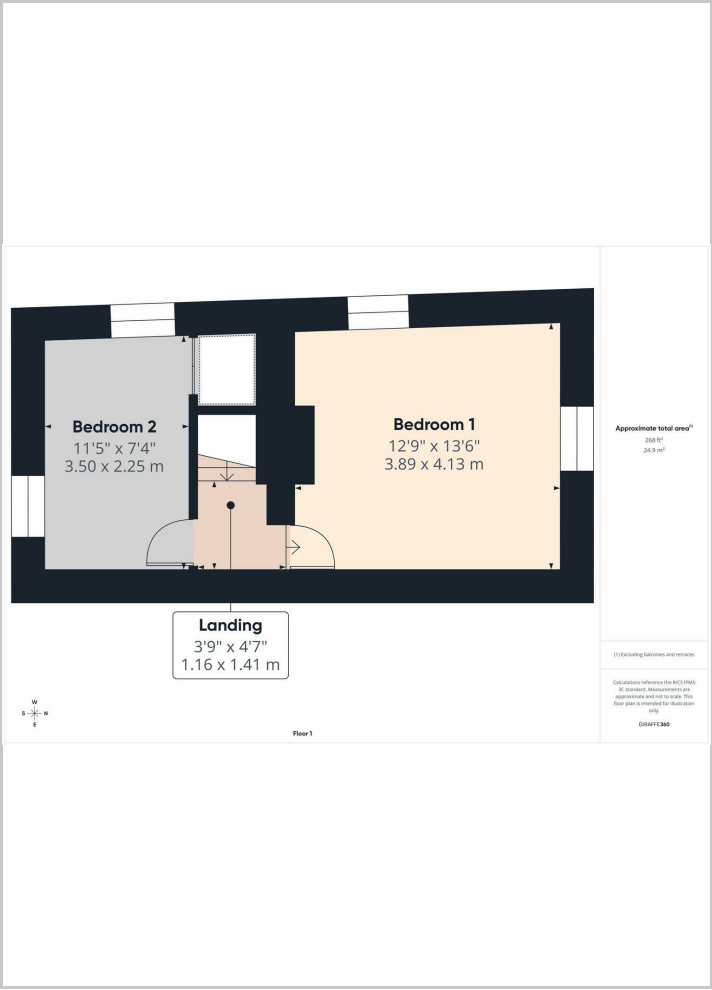
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

