



Low Cottage

Grindlow, Great Hucklow



Low Cottage
Grindlow
Great Hucklow
Buxton
Derbyshire SK17 8RJ



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1.70 ac



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Low Cottage offers a truly exciting opportunity to acquire a picturesque stone-built semi-detached cottage together with traditional outbuildings including a double garage with accommodation above, a range of stables, and adjoining paddocks extending to approximately 1.70 acres (0.69 hectares). The property boasts an attractive rural location within the Peak District National Park, and offers plentiful opportunity for those with equestrian and smallholder interests and in Lady Manners School and Hope Valley College catchment

For Sale by Private Treaty.

Guide Price: £1,000,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Low Cottage

Location:

Low Cottage is situated in a pleasant, rural position, with far reaching views across the Peak District National Park. The property locates near to a variety of villages, including Bradwell, Tideswell, Foolow and Eyam, each offering a basic range of amenities including public houses, primary schools, village stores, and churches. Larger nearby towns where a wider range of amenities can be found include: Bakewell to the south (8.0 miles), Buxton to the west (10.2 miles), Chapel-en-le-Frith to the northwest (10.8 miles), Chesterfield (15 miles) and Manchester city centre an hour by train from Hope Station. The city of Sheffield sits just 18 miles to the northeast, within commutable distance, and offers a broader range of transport links and amenities. There are many nearby local walks, bridleways, trails and beauty spots being close-by to the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Low Cottage offers an impressive, traditional stone-built semi-detached cottage boasting spacious accommodation finished to a tastefully high-standard with characterful touches throughout. With four double bedrooms, the cottage is perfectly suited to family living, with the added bonus of an additional bedroom within the ancillary accommodation—great for those wishing to accommodate extended family or gain income from holiday/rental accommodation. Externally, the property boasts well-kept cottage gardens, secluded patio areas, and a large driveway with ample parking for vehicles. The outbuildings are perfectly suited to those with smallholder and/or equestrian interests, with stabling, general workshop areas, and double garage, complemented by a sand paddock and grassland all together extending to approximately 1.70 acres (0.69 hectares).

Situated in a peaceful, rural location within the heart of the Peak District National Park, the property offers a unique opportunity that rarely becomes available, suiting those with hobby farming, equestrian and/or amenity interests.

Directions:

From Tideswell Crossroads off the A623 head north on the B6049, signposted for Bradwell. As the road forks, bear right signposted for Grindlow and continue straight. Follow the lane to the end, at the crossroads turn right for Foolow. Continue for approx. 500 yards before turning left for Grindlow, continue straight into the village and bear right up the property driveway after the triangle of grass. The property can be found straight ahead. What3Words//shady.Presenter.jazz

Accommodation

Low Cottage presents truly tasteful and characterful features throughout including traditional stone-mullioned windows and exposed timber beams, with well-presented accommodation, providing ample space for family-living with a countryside flair.

A side entrance hall welcomes through to an impressive kitchen diner boasting striking, Churchwood of Tideswell bespoke kitchen units, exposed oak beams, and granite work tops. Electric AGA with integrated induction hob in a stone surround, upon a traditional flagged floor. With integrated Bosch appliances including dishwasher, combi microwave oven and integrated wine fridge and boiling water tap over Belfast sink. With both a sizeable island and separate dining table, the kitchen presents much space to enjoy family life, with double hardwood doors opening into a conservatory. The conservatory provides a peaceful outlook across the gardens, with much natural light, and doors opening onto the lawn—perfectly connecting the accommodation with the gardens. An attractive living room presents an imposing feature stone fireplace with log burning fire, a unique timber window seat and built-in shelving, offering ample living space for seating. Adjacent, a snug offers a second fireplace, with built-in library shelving encased in stone, and offers views across the front of the property. A dining room presents further accommodation boasting characterful charm, a room flexible in its uses. The ground floor also provides a useful cloakroom with w/c and handbasin, a coat cupboard within the boiler room and useful under-stair cupboard and a stairwell down to the useable cellar space.

The first floor offers a master bedroom together with a ensuite shower room, a walk-in wardrobe and separate built-in airing cupboard. The second double bedroom gives views across the rear garden, complemented by an ensuite shower room. The first floor presents two further double bedrooms, as well as a family bathroom.





Cellar

Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



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Assessments First





Externally

With entrance via a driveway, the property presents a well-kept gravelled yard with parking for multiple vehicles available.

Low Cottage presents well-maintained landscaped gardens to both the front and rear, with pleasant lawned areas together with planted borders and secluded patio areas perfect for outside seating and dining with far-reaching views across the valley. A BBQ hut with ample seating opens onto a brick laid patio and a childrens play area, adding to the amenity appeal of the property suiting those seeking the 'country' lifestyle and wishing to enjoy the outdoors.

Land

The property offers grassland paddocks all down to permanent pasture, suitable for grazing of livestock and horses, and in good heart with mains water. Bounded by dry stone walling, the paddocks are in a stockproof condition and are accessed directly from the yard area only.

The acreage is manageable and will suit those with equestrian, hobby farming, and amenity interests.





Outbuildings and Facilities

Low Cottage offers a traditional stone-built stable block comprising two stables, with an archway giving entrance to a tack room, and hay and trailer store. Within the paddocks, a further stone field barn locates offering field shelter and storage. The buildings are each in good heart and present a pleasant outlook across from the cottage. A sand paddock is accessed from the yard, providing great winter turnout as well as a lunge area. Although tailored to equestrian use currently, the buildings on offer could be adapted and utilised for a number of purposes depending on the purchasers needs. The stables complement the acreage on offer adequately and provide a delightful equestrian package alongside the sand paddock.

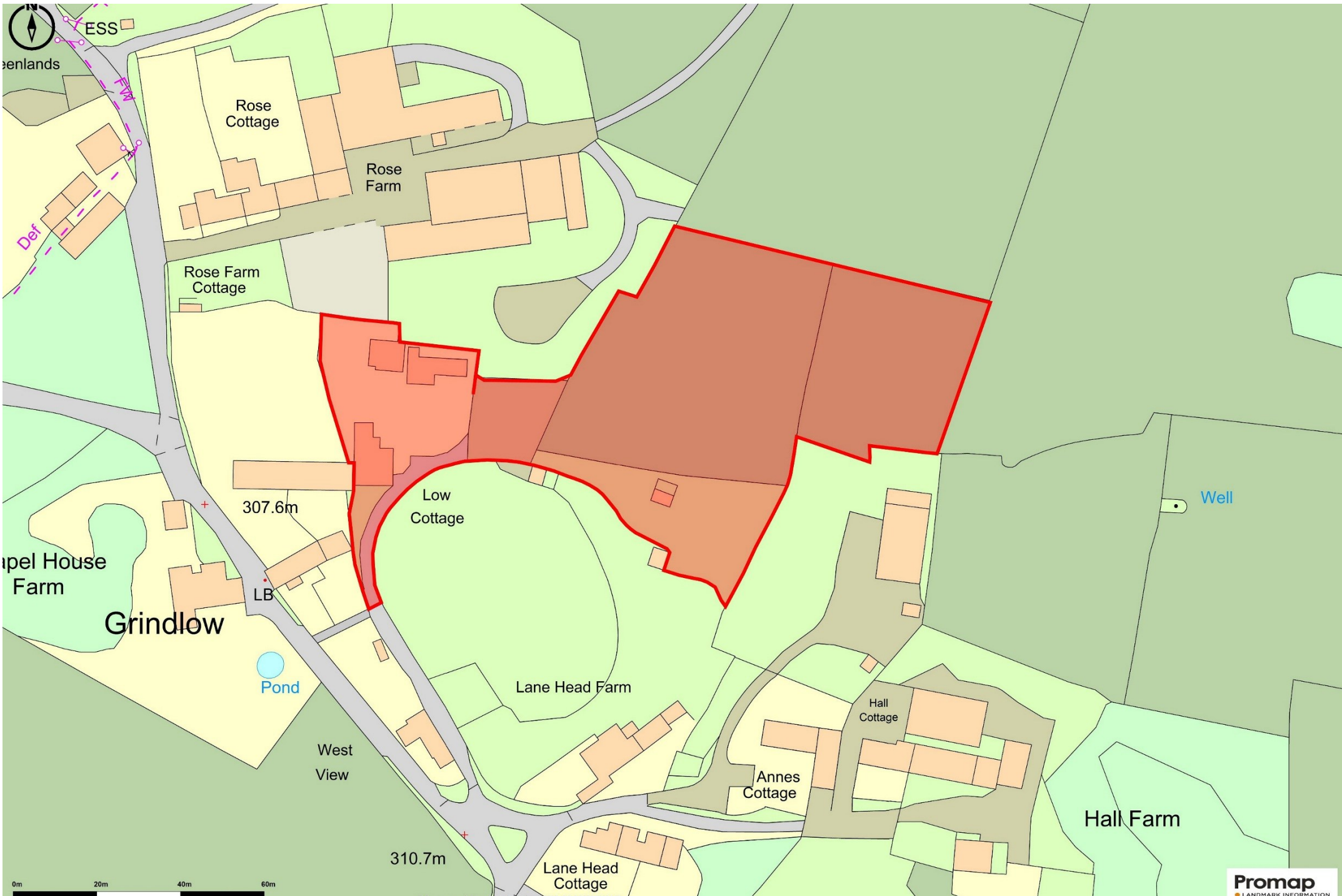
A large stone-built double garage with water supply provides undercover parking and general storage, with remote powered up and over doors with a useful lean-to workshop adjoining. The property benefits from a solar electricity generation system with battery storage and an electric vehicle charging point. Above the garage, to the first floor, further accommodation situates with a spacious double bedroom, wardrobe space, and bathroom. This area creates great potential for further income should a purchaser wish to rent it out for residential or holiday accommodation. Equally, the area provides space for extended family, multiple generation living, or simply to enjoy as a games room or office space.











General Information

Services:

The property benefits from mains water (non metered), electricity, with private drainage via a septic tank, and an oil fired central heating system. There are solar panels with battery storage (Peak Park Planning Authority approved). An electric vehicle charger is installed adjacent to the garden and barn.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, Timber and Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. A public footpath runs along the driveway and through a paddock.

Council Tax Band: F **EPC Rating:** C **Square footage:** 2,378

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock, Derbyshire DE4 3NN

Local Planning Authority :

Peak District National Park, Aldern House, Baslow Rd, Bakewell, Derbyshire DE45 1AE

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP 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. Bagshaws LLP 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.





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