DENISE WHITE™
BESPOKE ESTATE AGENT









1-2 Sycamore Cottages Main Street, Buxton, SK17 0BZ

Guide price £400,000

Guide Price £400,000 - £425,000
"Every room has a story to tell; it's up to us to bring it to life." - Laura Ashley

Occupying a generous plot with private parking and established gardens, this characterful home enjoys a wonderful position with the spectacular Peak District countryside right on its doorstep.

Formerly two separate cottages, the property offers spacious and individual accommodation with an abundance of character, together with excellent scope for sympathetic improvement and further development.
The property previously benefited from planning permission for a side extension and garage, which has now lapsed. This presents an exciting opportunity for a purchaser to explore the possibility of creating a larger and truly individual home, subject to obtaining the necessary permissions.

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Denise White Estate Agents Comments



Set within a generous plot with private parking and established gardens, this characterful home occupies an enviable position surrounded by the beautiful Peak District countryside.

The spacious ground-floor accommodation comprises an entrance hallway, breakfast kitchen, dining room, lounge, utility room and rear porch. Upstairs are three bedrooms, a bathroom and a substantial additional reception room offering excellent versatility.

Formerly two separate cottages, the property retains an abundance of period character, including feature fireplaces, exposed beams and exposed stone walls. These original features are complemented by considerable scope for sympathetic improvement, allowing a purchaser to create a distinctive home tailored to their requirements.

Planning permission was previously granted for a side extension and garage but has since lapsed. This may provide a useful starting point for anyone wishing to explore further development, subject to obtaining all necessary planning permission and building regulations approval.
The setting is particularly special, enjoying a peaceful rural outlook and views towards Higher Wheeldon and the rolling Peak District landscape beyond. This is a rare opportunity to enhance a wonderfully individual property in an outstanding countryside location.

Location



Nestled in the heart of the spectacular Peak District National Park, the picturesque village of Earl Sterndale offers an idyllic rural lifestyle surrounded by some of Derbyshire's most iconic countryside. Set within the Upper Dove Valley, the village enjoys a peaceful setting beneath the dramatic limestone peaks of Chrome Hill and Parkhouse Hill, making it a haven for walkers, cyclists and outdoor enthusiasts, with an extensive network of footpaths and bridleways leading directly from the doorstep.

Despite its tranquil atmosphere, Earl Sterndale benefits from a welcoming community and a traditional country pub, while a wider range of everyday amenities, independent shops, supermarkets, cafés and restaurants can be found in the nearby spa town of Buxton, approximately five miles away. The attractive market towns of Bakewell, Ashbourne and Leek are also within comfortable driving distance, offering further shopping, leisure and cultural attractions.

The surrounding Peak District provides endless opportunities to enjoy the outdoors, from exploring nearby Dovedale and the High Peak Trail to visiting historic houses, picturesque villages and renowned beauty spots. Excellent road connections via the A515 place much of the Peak District and surrounding counties within easy reach, making Earl Sterndale an ideal location for those seeking a peaceful country lifestyle without sacrificing accessibility. Combining breathtaking scenery, a strong sense of community and outstanding recreational opportunities, Earl Sterndale remains one of the Peak District's most desirable and unspoilt villages.

Why We LOVE This Property!!!



This has been a much-loved family home for many years and is now ready to begin an exciting new chapter.
We particularly love its history as two former cottages and the wealth of period details found throughout, including exposed beams, stone walls and feature fireplaces. The generous plot, versatile accommodation and scope for sympathetic improvement give the next owner a wonderful opportunity to create a truly individual home.

The peaceful setting is equally impressive, with beautiful countryside and views towards Higher Wheeldon providing an exceptional Peak District backdrop.

Entrance Hallway



Original stone flagged flooring. Timber front entrance door. Radiator. Stairs off leading to first floor. Wall light. Under stairs storage cupboard. Exposed ceiling beams.

Breakfast Kitchen

18'3 x 9'9 (5.56m x 2.97m)



Fitted with a handmade kitchen with wooden base units and drawers with wooden and granite works surface over incorporating double ceramic sink with mixer tap over. Tiled splashback. Eye level electric oven and grill. Four ring electric hob. Single glazed window to rear. Double glazed window to front. Built in original storage cupboards. Multi fuel stove with stone mantle. Tiled flooring. Radiator. Exposed ceiling beams. Two ceiling light points.

Dining Room

12'10 x 11'6 (3.91m x 3.51m)



Carpet flooring. Double glazed window to front. Salting stone bench. Radiator. Victorian parlour stove set in stone fireplace. Built-in storage cupboard. Expose beams. Ceiling light.

Living Room

14'10 x 13'6 (4.52m x 4.11m)



Double glazed window to front. Single glazed window to rear. Timber door front. Solid fuel stove with tiled hearth and stone surround. Original built-in storage cupboards. Stone windowsills. Exposed beams. Ceiling light. Two wall lights.

Rear Hall

13'3 x 7'3 (4.04m x 2.21m)



Lino flooring. Single glazed windows to side and rear. Radiator. Door leading to rear.

Wc

7' x 7' (2.13m x 2.13m)



Lino flooring. Wash handbasin. WC. Base unit with work surface over. Single glazed window to rear. Ceiling beams. Ceiling light.

First Floor Half landing

Single glazed window to rear. Wooden flooring. Doors off leading to: –

Bedroom Two

21'6 x 7'10 (6.55m x 2.39m)

Carpet flooring. Two radiators. Single glazed window to side. Exposed ceiling beams. Two wall lights.

Bathroom

10'3 x 7'9 (3.12m x 2.36m)

Fitted with a suite comprising: Corner shower cubicle with wall jets, wash hand basin, low-level WC and Jacuzzi panel bath. Laminate flooring. Radiator. Single glazed window to rear. Partially tiled walls. Exposed ceiling beams. Two wall lights. Built-in storage cupboard.

First Floor- Reception Room

18'1 x 13'9 (5.51m x 4.19m)

Carpet flooring. Two radiators. Two double glazed windows to front. Fireplace and stone surround. Exposed ceiling beams and roof timbers. Three wall lights. Exposed stone to one wall.

Bedroom Three

11'9 x 10' (3.58m x 3.05m)

Carpet flooring. Double glazed window to front. Radiator. Ceiling light. Fireplace surround.

Bedroom One

14'1 x 13'3 (4.29m x 4.04m)

Carpet flooring. Radiator. Double glazed window to front. Ceiling light.

Outside



To the side of the property is the driveway providing ample off-road parking with hardstanding for greenhouse and storage sheds. Beautiful garden to the front of the property with dry stone wall boundaries with lawn garden area, flagged pathway and in array of bed boarders with mature bushes, shrubs plants and trees. Further garden to the side and rear of the property with stone built outhouse and oil central heating boiler and oil tank. Please Note- The property has previously had planning permission granted which is now lapsed, for a double storey side extension along with a detached garage.

Agents Notes

Tenure: Freehold
Services: Oil central heating. Mains Electricity. Mains Water. Septic Tank.
Council Tax: Derbyshire Dales- Band G

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You WILL Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Need A Mortgage?
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

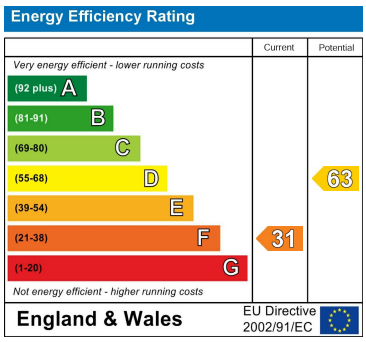
Floor Plan

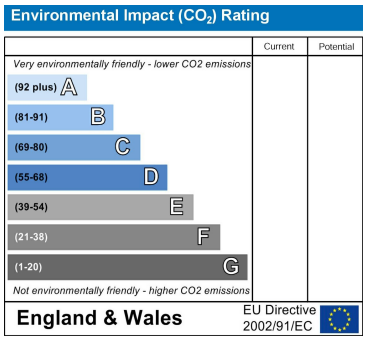


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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