



New Cottage Farm Back Oth Cross, Quarnford, Buxton,

Asking Price £695,000

- Smallholding comprising of 22.208 acres of land or thereabouts
- Two stone stables with two loft rooms & two timber free standing stables
- Located within the Peak National Park
- Four/five bedroom detached stone house
- Versatile layout
- Excellent views
- Two/Three reception rooms
- Mature well stocked gardens

New Cottage Farm Back Oth Cross, Buxton SK17 0SS

MOTIVATED SELLER, REDUCED BY £100,000. Nestled within the breathtaking Peak National Park, this charming detached house in Quarnford, Buxton, offers a unique opportunity for those seeking a tranquil lifestyle surrounded by nature. The property boasts an impressive 22.208 acres of land, making it ideal for equestrian enthusiasts or anyone looking to embrace the great outdoors.

The residence features four/five spacious bedrooms, providing ample accommodation for families or guests. With two/three well-appointed reception rooms, there is plenty of space for relaxation and entertaining. The character of this property is evident throughout, offering a warm and inviting atmosphere.

For those with equestrian interests, the property includes, two timber freestanding stables, two stone stables, complemented by three loft rooms, one which is currently utilised as an office and the other two as storage. This versatile space can easily be adapted to suit your needs, whether for work or leisure. The



Council Tax Band: G



Entrance Porch

Window to the front and side elevation, tiled flooring, partly tiled, oil fired boiler.

Bedroom Five/Reception Room Three

12'9" x 11'5"

Window to the front elevation, radiator.

WC

Dual flush WC, wash hand basin, window to the rear elevation.

Kitchen

18'2" x 9'3"

Window to the front and rear elevation, freestanding kitchen with Belfast sink unit, space for cooker, tiled flooring.

Dining Room

16'6" x 12'7"

Window to the front and rear elevation, radiator, log burning stove with stone surround, stairs to the first floor, parquet flooring.

Living Room

16'11" x 12'9"

Window to the front and side elevation, radiator, multi fuel burning stove, parquet flooring.

Rear Hallway

Two windows to the rear elevation, door to the rear elevation leading to back garden.

WC

WC, window to the side elevation.

First Floor

Landing

Window to rear elevation, radiator.

Bedroom One

14'0" x 11'3"

Window to the front elevation, radiator, fitted wardrobes.

Bedroom Two

12'9" x 8'9"

Window to the front elevation, radiator, fitted wardrobes.

Bedroom Three

9'6" x 7'3"

Window to the rear and side elevation, radiator, fitted wardrobes.

Bedroom Four

9'5" x 7'6"

Window to the front elevation, radiator.

Bathroom

Window to the rear elevation, corner bath, ladder radiator, lower level WC, pedestal wash hand basin.

Externally

Stable

12'7" x 9'6"

Power and light connected.

Stable

12'5" x 12'4"

Power and light connected.

Office/Storage

12'4" x 9'1"

Door to the rear elevation, window to the rear elevation, Velux window, stone fire surround, electric storage heater.

Office Storage

12'7" x 11'3"

Window to the rear elevation, storage heater.

Loft Room/Storage

Timber Stables

Two timber free standing stables.

Sectional Detached Building/Garage/Store

Land

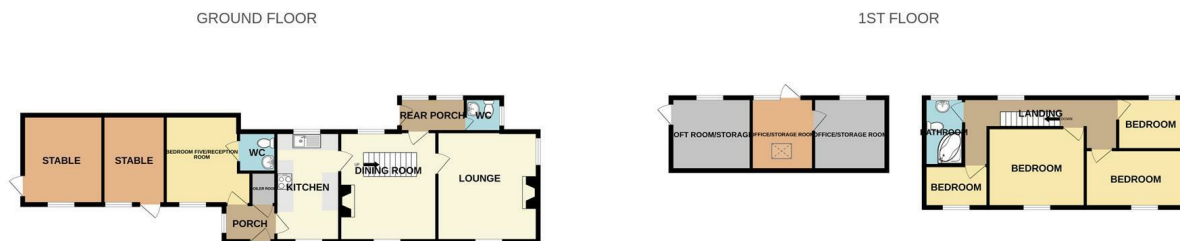
21.85 acres of grazing land located to the rear of the property, please refer to the plan.

Garden/Driveway

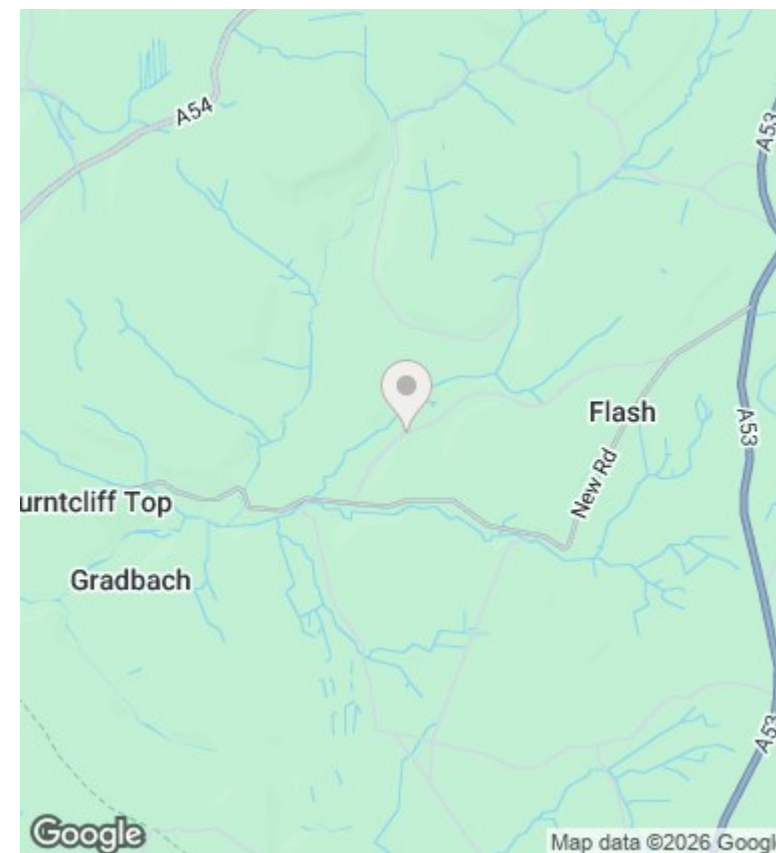
Mature well stocked garden located to the front of the property, gravel driveway located to the side with off road parking for a number of vehicles.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	49	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 