



2 Myrtle Cottages, High Street  
Longnor, Nr Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 2 Myrtle Cottages, High Street

Longnor, Nr Buxton  
Derbyshire, SK17 0PH



Offers In The Region Of  
£200,000

### Lounge

Partially glazed Upvc entrance door to front. Upvc double glazed window to front. Central heating radiator. Free standing electric log burner effect fire in red brick recess. Built in recess tv shelf. Telephone point. Ceiling spotlights.

### Inner Hallway

Stair case to first floor. Door through to:

### Kitchen

Fitted with a modern and matching range of base and eye level units with drawers, end display shelving and wine rack with solid wood square edged working surfaces over incorporating a circular stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Integrated four ring ceramic hob and oven. Integrated fridge and freezer and dishwasher. Tiled flooring. Central heating radiator. Upvc double glazed window and half glazed Upvc door to rear. Ceiling spot lights, Under stairs utility area with plumbing for washing machine, power and light.

### First Floor Landing

Doors off. Access to loft void.

### Bedroom One

Upvc double glazed window to front. Central heating radiator. Telephone point.

### Bedroom Two

Upvc double glazed window to rear with open views. Central heating radiator. Telephone point. Cupboard housing the hot water cylinder and header tank.

### Bathroom

Fitted with a white four piece suite to comprise: Tiled in bath, fully tiled shower cubicle, circular ceramic wash hand basin on vanity stand and dual flush wc. Wall mounted heated towel rail. Fully tiled walls. Obscure glazed Upvc window to rear.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





# Accommodation

## Outside

To the front of the cottage is a flagged forecourt area with half glazed Upvc door to front leading to a covered passageway with light. This leads to the block paved enclosed rear yard with outside lighting and stone built storage shed.

STAFFORDSHIRE MOORLANDS- BAND C  
EPC- f  
FREEHOLD

## Agents Notes

Bury & Hilton 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. Bury & Hilton 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.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.

Approx Gross Internal Area  
58 sq m / 623 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

**Part of the Bagshaws Partnership**



**Offices in:**

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

