



2 Goyt Vale Cottage Fernilee

High Peak

BURY & HILTON EST 1901
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

2 Goyt Vale Cottage Fernilee

High Peak

SK23 7HB

2 | 1 | 1 | C | acre(s)

Situated in Fernilee, a picturesque location between Whaley bridge and Buxton, this idyllic, double fronted, mid-terrace cottage offers a perfect blend of comfort, rurality and convenience, offering a unique opportunity for those seeking a tranquil lifestyle whilst being only a short distance from the towns local amenities; perfectly suited to those looking for a rural home or those looking for a holiday retreat.

Offers In The Region Of

£355,000

Leek - 01538 383344

leek@buryandhilton.co.uk

Entrance
With uPVC door to front. Stairs off leading to the first floor. Doors leading to:

Lounge
Light and spacious lounge with dual aspect featuring uPVC window to front and rear. Laminate flooring. Free standing multi fuel stove in exposed red brick alcove with stone hearth. Radiator.

Dining Kitchen
Fitted with a matching range of wall and base units with contrasting drawers and work surface over with double bowl ceramic 'Franke' sink with mixer tap over and tiled splashbacks. Neff electric hob and electric oven. Space and plumbing for dishwasher and space for American style fridge freezer. uPVC windows to front and rear. Column style radiator. Wall mounted electric 'Devola' panel heater. Large understairs pantry storage area.

Boot Room
uPVC window to rear and uPVC stable style door leading to the rear of the property. Tiled flooring.

Utility
With uPVC window to rear. Space and plumbing for washer and dryer. Space for undercounter appliance with working surface over and wall cupboard. Tiled flooring.

First Floor Landing
With glass balustrade. uPVC window to rear. Doors leading to:

Bedroom One
uPVC window to front and rear. Two radiators. Exposed wooden floorboards. Exposed red brick alcove. Loft access with pull down ladder to boarded loft space.

Bedroom Two
Two uPVC window to front Radiator. Exposed wooden floorboards. Exposed red brick alcove. Loft access with pull down ladder to boarded loft space.

Bathroom
Fitted with a modern ad matching suite comprising: Paneled bath with wall mounted shower over and central controls, wc and wash hand basin. Partially tiled walls. Radiator. Exposed wooden floorboards. uPVC window to rear.

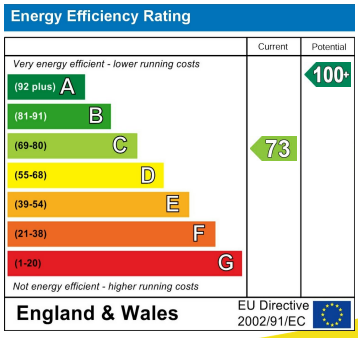
Agents Notes

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.









BURY & HILTON
Part of the Bagshaws Partnership

BAGSHAWS
Land • Property • Livestock

6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Bagshaws
Ashbourne 01335 342201
Bakewell 01629 812777
Uttoxeter 01889 562811

Bury & Hilton
Leek 01538 383344

arla | propertymark | The Property Ombudsman | RICS | OnTheMarket.com | rightmove | Zoopla