DENISE WHITE™
BESPOKE ESTATE AGENT









1-2 Top O'th Edge, Buxton, SK17 0PN

Asking price £250,000

"Style your space, shape your life." - Unknown

An exciting opportunity to acquire two one-bedroom terraced cottages, offered for sale as one, on the outskirts of the sought-after village of Longnor. Requiring full modernisation, the properties offer fantastic potential to create a single larger home or two separate dwellings, with scope for holiday lets or parking subject to planning. A rare and versatile project in a charming rural setting.

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Denise White Estate Agents Comments

An exciting and rare opportunity to acquire two charming one-bedroom terraced cottages, offered for sale as one, on the outskirts of the picturesque village of Longnor. Requiring full modernisation throughout, these properties present a fantastic project with endless potential for a variety of uses.

Both cottages offer similar accommodation, each featuring open-plan living space to the ground floor. Character features include fireplaces, exposed beams, and dual aspect windows, allowing for plenty of natural light and a welcoming atmosphere.

To the first floor of each cottage, there is a generous double bedroom positioned to the front, along with a shower room.

Externally, the properties benefit from two good-sized front gardens, offering scope for landscaping or outdoor seating areas. In addition, there are two small outhouses, ideal for storage but also offering potential for conversion into a laundry room or additional usable space.

The properties offer significant flexibility, with the potential to:

.Combine both cottages to create one larger, unique home
.Retain as two separate dwellings and modernise individually
.Explore use as holiday lets, subject to the necessary planning consents

There is also potential to create off-road parking to the front, again subject to the appropriate permissions.

Overall, this is a highly appealing investment or lifestyle project, offering a rare chance to transform and add value in a sought-after rural setting.

Location

A sizeable village with its bustling square and streets of stone houses. Overlooking the cobbled marketplace, from where you can embark on a tour of the village and discover several hidden alleyways and passages, is the historic Longnor Craft Centre.
Longnor nestles just below the top of a ridge between the Dove and Manifold valleys and provides an excellent starting point for many walks, ranging from short ambles by the river to serious upland treks.
Longnor is on the B5053 main road from Cheadle to Buxton about 6 miles (10 km) south of Buxton. It is at a crossroads with routes to Leek and Macclesfield to the west and Bakewell to the east.
West of Longnor are the Staffordshire Moorlands, with a summit at Axe Edge Moor towards the north and Morridge further south. North and east of Longnor is the White Peak section of the Peak District, with the Dove flowing in a steep-sided limestone valley of which the famous Dovedale is a small part.

2 Top O Th Edge

Living Kitchen

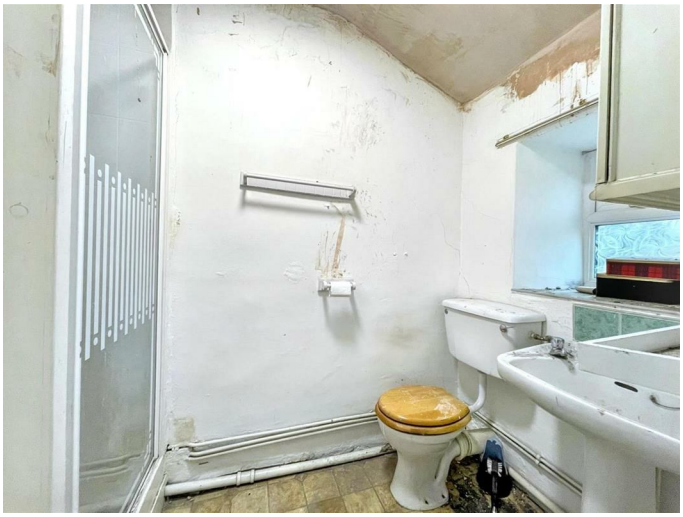


Carpet. Wooden door to the front aspect. UPVC double glazed window to the front aspect. Fireplace with stone surround. Stairs to the first floor accommodation. Range of wall and base units with laminate worktops above. Integrated stainless steel sink and drainer unit with mixer tap above, electric hob, electric oven and extractor above. UPVC double glazed window to the rear aspect. Under stairs storage cupboard. Three ceiling lights.

First Floor Landing

Wooden flooring. Storage heater. UPVC double glazed window to the rear aspect. Ceiling light. Loft access.

Bathroom



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Shower cubicle. UPVC double glazed window to the rear respect. Built-in storage housing cylinder. Ceiling light.

Bedroom



Wooden flooring. Storage heater. UPVC double glazed window to the front aspect. Ceiling light.

1 Top O Th Edge

Living Kitchen



Wood flooring. Vinyl flooring. UPVC door to the front aspect. UPVC double glazed window to the front aspect. Open fire with stone surround. Storage heater. Stairs to the first floor accommodation. A range of wall and base units with laminate worktops above. Integrated stainless steel sink and drainer unit with mixer tap above, electric oven and hob with extractor above. Undercounter space for washing machine. UPVC double glazed window to the rear aspect. Three ceiling lights.

First Floor Landing

Fitted carpet. UPVC double glazed window to the rear aspect. Ceiling light. Loft access.

Bedroom



Fitted carpet. Storage heater. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom



Low level WC. Pedestal wash hand basin. Walk-in shower. Ceiling light.

Outside



To the front, there is a gated pathway leading to the front of the properties with mature hedgerow as well as a lawned garden and a large border.

Outhouse

4'11" x 3'8" (1.51 x 1.13)



Wooden door to the front aspect. uPVC window to the front aspect. WC.

Outhouse

3'8" x 5'2" (1.14 x 1.58)

Wooden door to the front aspect. uPVC window to the front aspect.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band
No chain involved with the sale

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

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.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require 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.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

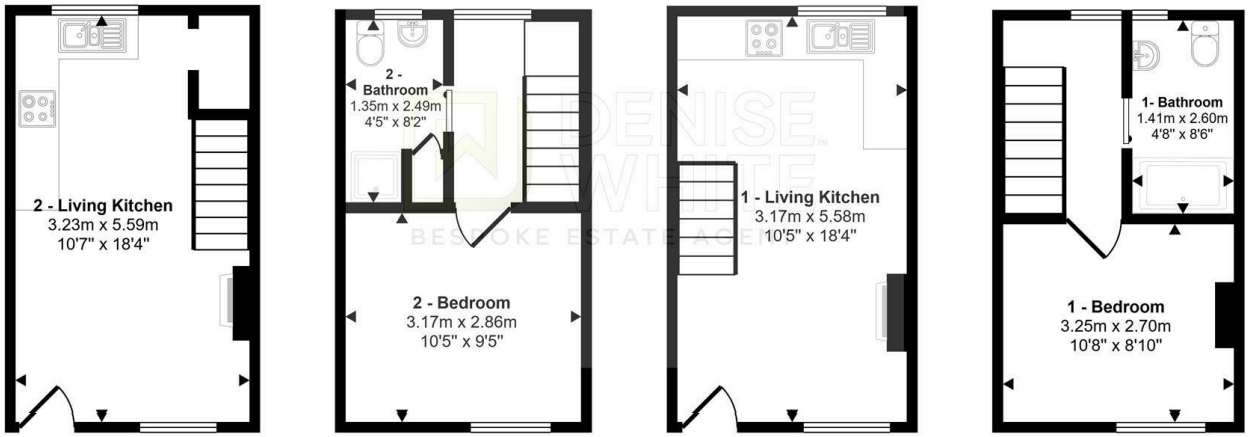
agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti - Money Laundering & 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

Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 18 sq m / 195 sq ft

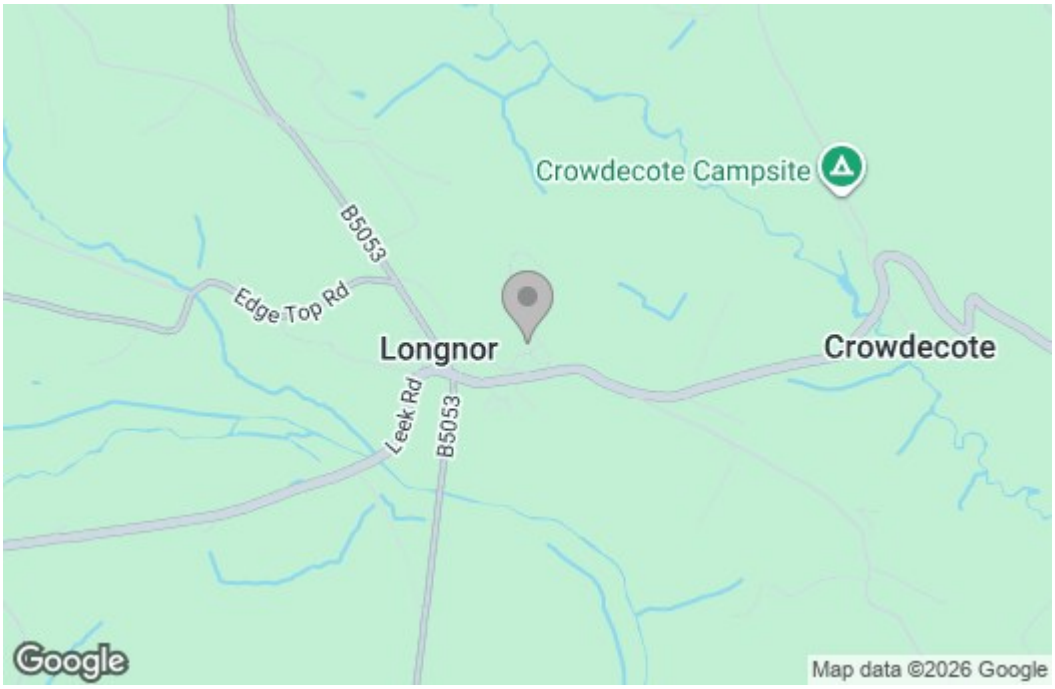
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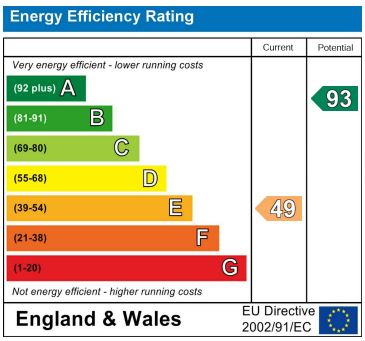
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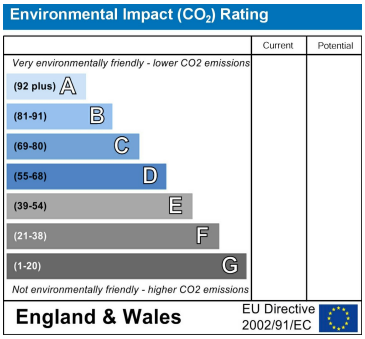
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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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