

5 Higg Lane

Buxton

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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5 Higg Lane

Buxton
Derbyshire
SK17 0LH

This fabulous stone cottage is set in a delightful rural location, in the heart of the Manifold Valley, surrounded by superb open countryside with fine far reaching views.

This historic property was once part of five cottages and one is once believed to have been a Blacksmith's shop, Located 3.5 miles miles from the popular village of Hartington close to the hamlet of Sheen approximately 10 miles from Ashbourne and Buxton where there are excellent amenities and rail links in the latter. There is a local public house and restaurant at nearby Hulme End.

Many improvements have been carried out by the current vendors including new double glazing, air-source central heating system, a fabulous fitted kitchen with integrated appliances, newly fitted shower room and en-suite to the master bedroom.

The accommodation briefly comprises: Kitchen / Diner, Inner Hallway, Shower Room, Utility Room, Living Room, Dining Room and Home Office / Study to the ground floor. Landing Area, Master Bedroom with En-Suite Shower Room and a second Bedroom are situated to the first floor.

The property occupies a beautiful landscaped plot with well maintained lawned areas and display borders, paved patio area and a stream running down the side of the garden. The plot in total extends to around 0.30 of an acre.

A gravelled driveway provides parking for a number of vehicles and leads also a large garage / workshop. To the rear of the property is a cobbles courtyard area with some outstanding views towards the Brund.

An outstanding country property set in an idyllic country setting.

Offers In The Region Of £425,000

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Leek - 01538 383344

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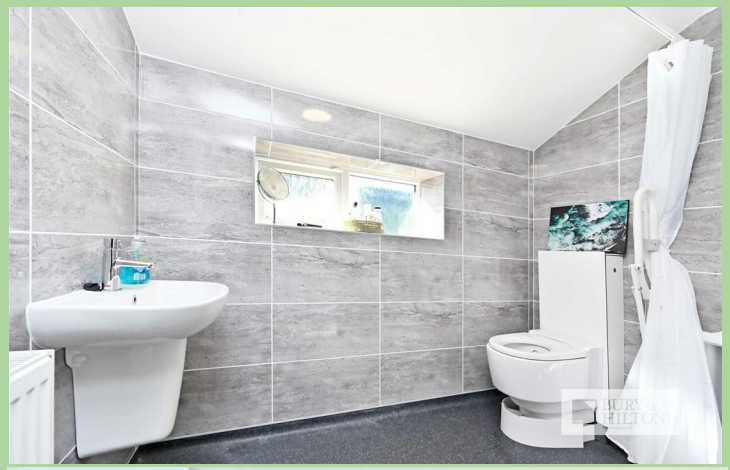
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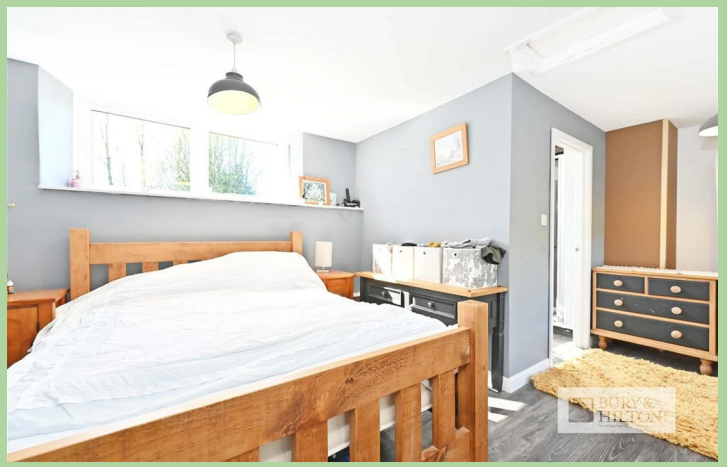
















General Information

Kitchen / Diner
Extensive range of fitted wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Integrated dishwasher. Wine chiller. Electric hob and extractor unit above. Electric oven x 2. Breakfast bar. Radiator. Laminate flooring.

Lounge
Radiator. Log burner. Laminate flooring. Wall light point x 2.

Dining Room
Laminate flooring. Log burner

Inner Hallway
Radiator. Loft access. Store room housing heating controls.

Utility Room
Wall and base units. Stainless steel sink unit with drainer. Plumbing point. Radiator. Laminate flooring.

Wet Room
Shower area. W.c. Wash basin. Radiator. Tiled walls.

Study / Office
Laminate flooring. Door to side. Radiator.

First Floor

Landing Area
Access to:

Master Bedroom
Radiator. Laminate flooring. Loft access.

En-Suite
Shower cubicle. W.c. Wash basin. Heated towel rail. Laminate flooring.

Bedroom
Radiator x 2. Built-in wardrobes x 2. Wall light point x 2.

Outside
The property occupies a beautiful landscaped plot with well maintained lawned areas and display borders, kitchen garden, paved patio area and a stream running down the side of the garden. The plot in total extends to around 0.30 of an acre.

A graveled driveway provides parking for a number of vehicles and leads also a large garage / workshop. To the rear of the property is a cobbled courtyard area with some outstanding views towards the Brund.

Broadband Connectivity
We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

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.

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.



All measurements are approximate and for display purposes only

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.
What3words: ///scam.hovered.waistcoat

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

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.

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