

Saxton Mee



Rose Cottage, Great Hucklow, Near Buxton, SK17 8RF



Pretty period stone built cottage located in the popular village of Great Hucklow. The two bedroomed cottage has been lovingly renovated and restored and is immaculately presented and maintained throughout retaining great character and charm along with original period features. The property has the benefit of a lovely cottage garden and a detached garage. Briefly comprises: well equipped kitchen, living room with multi-fuel stove. At first floor two bedrooms and luxury bathroom. VACANT POSSESSION

Offers around **£259,950**

THE ACCOMMODATION COMPRISES

UPVC double glazed door with obscure glass panel and window to the side opens to the

Kitchen

Featuring a comprehensive range of wall, base and drawer units in a contemporary painted style with granite effect roll edge work top with a one and a half bowl single drainer stainless steel sink with mixer tap and attractive tiled splashback. Stone tiled floor. Recessed spotlights. Radiator. Appliances include a four ring induction hob with electric oven below and extractor fan above. Space for dishwasher and automatic washing machine and fridge freezer. The Worcester central heating boiler is located in the kitchen and there is a handy cloaks cupboard. A door leads through to the

Large Living Room

This is a lovely period style room with an impressive stone fireplace with timber over mantel, stone inset and stone hearth housing the cast iron multi-fuel stove. Beamed ceiling. Timber flooring. Dual aspect double glazed windows one with stone mullions, all having deep stone sills. Recessed cupboard with glass display cabinet and recessed shelving. Two radiators. Useful understairs storage cupboard housing the electricity consumer unit. Wall lights. UPVC door with an obscure glass panel to the side aspect. Stairs from the sitting room with polished spindles and hand rail lead up to the

First Floor Landing

Where there is solid oak wooden flooring.

Double Bedroom One

A large double room with two side aspect double glazed windows with stone sills. Solid wooden flooring.

Exposed beam. Radiator.

Bedroom Two

With a uPVC double glazed window to the side aspect having a deep stone sill. Feature stone fireplace with a stone hearth and inset. Solid wooden flooring. Loft access hatch. Radiator.

Luxury Bathroom

Featuring a three piece suite of close coupled WC, contemporary style wash hand basin in a vanity unit with cupboard beneath and mixer tap. Teardrop style shower bath with mixer tap and hose attachment shower, curved glass shower screen, fully tiled around the shower area and to dado level on other walls with a decorative border. Exposed beam and loft access hatch. Lined timber effect laminate flooring. Double glazed window to the side aspect, recessed spotlights, extractor fan, shaver point, radiator and wall lights.

Outside

To the front of the cottage there is a delightful fully enclosed cottage garden with dry stone walling, stone flags and a timber lych gate. There are planted borders with ornamental trees and shrubs and a feature Victorian style cast iron street lamp. Plenty of room to sit out and for alfresco dining having lovely views of the surrounding area. Bin storage area, oil tank and log store.

Detached Garage

To the rear of the cottage at the end of the lane there is a secure detached stone garage with timber panelled double doors.

Valuer

Judy Hudson/ae

Viewing

Strictly by appointment through our Bakewell office



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		37	72
England & Wales		EU Directive 2002/91/EC	

ROSE COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 69.7 SQ M / 750 SQ FT

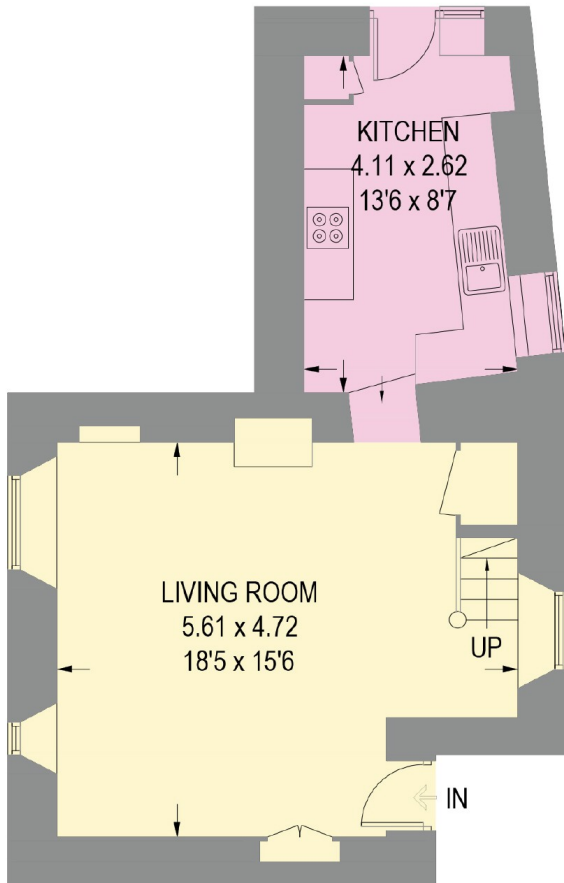
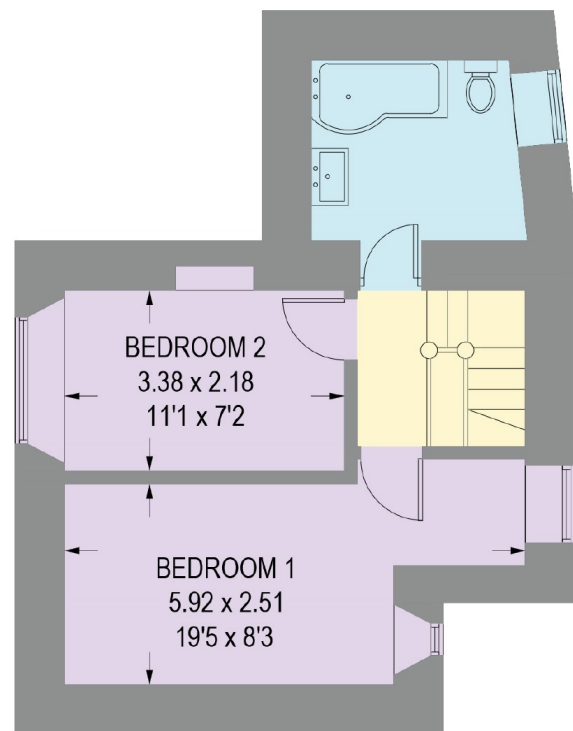
**GROUND FLOOR = 37.7 SQ M / 406 SQ FT****FIRST FLOOR = 32.0 SQ M / 344 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.

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