

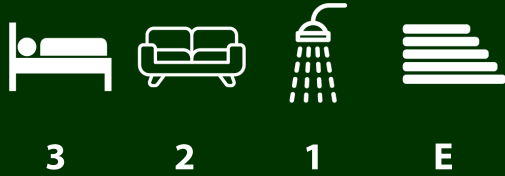


Peakside Cottage

Biggin by Hartington



**Peaksides Cottage,
Biggin by Hartington, Derbyshire, SK17 0DQ**



A charming, surprisingly spacious, three bedroom semi detached cottage occupying a sizeable corner plot set back from the country lane behind a newly erected dry stone wall providing ample off street parking and garden space, within this much sought after Peak District village of Biggin-by-Hartington.

Asking Price £395,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

A delightful character cottage situation within this lovely Peak District village set back from the lane behind a recently erected drystone walled garden and forecourt area. The charming accommodation in brief comprises; Entrance Hall, Lounge, Dining Room and Kitchen with three well proportioned bedrooms to the first floor and a family bathroom. Outside the recently constructed drystone wall bordered the forecourt providing off road parking for a number of vehicles and garden area to the side where views across the courtyard to the surrounding rolling countryside can be enjoyed.

Location:

The property is situated on the edge of the Peak District village of Biggin by Hartington which has a public house. The popular village of Hartington is only 2 miles away which has further shops, post office and public houses. The towns of Buxton can be found 12 miles away and Ashbourne 10 miles away.



Directions:

Leave Ashbourne heading North on the A515 towards Buxton. Take the second left hand turn signposted Biggin. Follow the road for approximately 1/4 of a mile . On entering the village the property can be found on the right hand side and identified by our For Sale Board.

Entrance door leading to:**Entrance Hall**

Main access door to front, storage cupboard with shelving, double glazed window to front.

Lounge

Stone fireplace with open fire and tiled surround. Double glazed window to front and side, wall lights and radiator.

Dining Room

Double glazed window to side, wall lights and radiator.

Kitchen

Range of refitted wall and base units with worktop over. Electric hob and oven, inset sink unit. Space for fridge, freezer and plumbing for washing machine. Extractor fan, vinyl floor. Double glazed window and external door leading to the garden.

First floor**Landing**

Obscure window to the front. Internal access to all first floor rooms.

Bedroom One

Double glazed window to the side, radiator, storage cupboard.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed obscured window. Panel bath with shower attachment, electric shower, low level WC and wash hand basin. Radiator, vinyl flooring. Access to loft space. Cupboard housing hot water tank.

Outside

The grounds wrap around the side and front of the property. To the front and side is a recently drystone walled forecourt area providing off road parking. To the side is a level garden area which would make an ideal patio seating area to enjoy the countryside.

General Information**Services:**

Mains water, electric and drainage are connected to the property. Electric heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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. We understand there is a vehicular right of way granted along the track to access the field.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Planning Authority:

Derbyshire Dales District Council. Tel: 01629 761100

Council Tax Band – C**EPC – E****Viewings:**

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





**BURY &
HILTON**
EST. 1863

BAGSHAW'S EST. 1871
Land • Property • Livestock

Vine House, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbourne@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

 **RICS**  **CAAV**  **rightmove** 

 **The Property
Ombudsman**

 **tsi**
APPROVED CODE
TRADINGSTANDARDS.UK