



# Fernyford Barn Fernyford Barn

Nr Longnor



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

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Nr Longnor

Derbyshire, SK17 0NA



- \* This immaculate two bedroom detached stone barn is situated in a delightful rural position within the Peak District National Park on a working farm.
- \* Offering easy access to the local villages of Warslow and Longnor and convenient for the market towns of Leek & Buxton.
- \* The property offers furnished accommodation and benefits from underfloor heating central heating

£1,100



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

### Dining Room

Stone flooring. Stairs off.

### Living Room

Stone flooring. Fire place.

### Kitchen

Wall and base units. Belfast sink unit with mixer tap. Integrated fridge, washing machine and dishwasher. Electric hob and oven with extractor unit above. Stone flooring. Front door. Spotlights. Radiator.

### Landing Area

Sky light. Spotlights.

### Bedroom

Radiator. Skylight.

### Bedroom

Radiator.

### Shower Room

Walk-in shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled floor.

### Outside

Parking space and a low maintenance side and rear garden area.

### Application

Applications for the tenancy of this property must be in writing to Bury and Hilton and on the prescribed 'Application for Tenancy' form.

### Council Tax

Council Tax

The tenant is responsible for payment of the Council Tax.

Expenses

The tenant shall be required to meet all expenses for electricity, fuel, drainage, contents insurance, television licence and telephone charges.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## 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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