



Chapel View Main Street Earl Sterndale, Nr Buxton



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

Chapel View Main Street

Earl Sterndale, Nr Buxton

Derbyshire, SK17 0BU



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Offers In The Region Of

£325,000

Bury and Hilton are delighted to offer for sale this stone-built three-bedroom cottage which is full of character and charm throughout. Located in the popular village of Earl Sterndale, this property would be perfect for those wanting a peaceful family home, holiday home or holiday let.

Accommodation in brief comprises: L shaped breakfast kitchen, and lounge to the ground floor with three bedrooms and family bathroom to the first floor which has been remodeled by the current vendor to make the best use of the space on offer. Externally the property has a gated front garden with a beautiful rear garden surrounded by open countryside.

With uPVC double glazing throughout. Wet central heating system ran from back boiler on the open fire with electric heaters also.

Viewing is highly recommended to appreciate this beautifully presented cottage. Offered for sale with no onward chain.

L Shaped Breakfast Kitchen 17'10 x 11'11

L-Shape breakfast kitchen, fitted with solid wood base units with drawers and work surface over incorporating inset 1 ½ bowl composite sink with drainer and mixer tap over. Tiled splashbacks. Undercounter space for fridge, freezer and plumbing and space for washing machine. Freestanding electric Belling range sized cooker with electric hob and ovens with extractor hood over. uPVC window to front and front timber entrance door. Quarry tiled floor. Radiator and electric storage heater. Built in storage cupboard. Exposed wooden beams and lintels.

Lounge 14'7 x 11'4

uPVC windows to front and side. Radiator. Electric heater. Open fire with back boiler for the central heating. Laminate flooring. Stairs off leading to the first floor. Exposed wooden beams and lintels.

First Floor Landing

With doors off. Electric radiator.



Buxton - 0129827524



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Accommodation

Bedroom 12' x 7'2

uPVC window to side. Radiator and electric heater. Built in storage cupboards over the stairs, with one housing the hot water cylinder.

Bedroom 10'4 x 7'5

uPVC window to front. Radiator. Built in storage cupboard.

Bedroom 7'1 x 7'2

Natural light panel. Radiator. Built in storage cupboard. Loft hatch.

Family Bathroom

Fitted with a matching suite comprising: Wash hand basin with tiled splash backs, Wc and paneled bath with electric shower over. obscure uPVC window to front. Radiator. Partially tiled walls.

Outside

To the front of the property is a gated, low maintenance garden laid with gravel with boarders and well stocked beds and paved path leading to the front door. There is a gated pathway to the side leading to the rear garden. Laid with paved patio seating area with two timber sheds and brick built former outside WC. Raised bed. Overlooking open fields to the rear.

EPC- E
DERBYSHIRE DALES- B
FREEHOLD

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.

Fixtures and Fittings

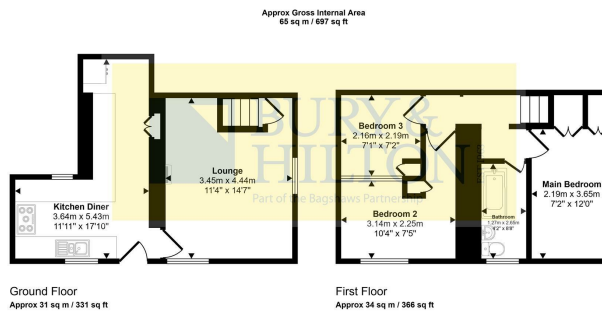
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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