



3 Sunny Bank  
Chelmorton

3 Sunny Bank,  
Chelmorton,  
Buxton,  
SK17 9SJ



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An attractive traditional stone built two bed terraced property, with a good sized front garden, located on a quiet road with far reaching views over the village. Having a spacious and light kitchen and good sized living room, two double bedrooms and family bathroom together with a converted outhouse used as an office and utility room.—there is potential for further accommodation by conversion of the loft space.

**Guide Price:**

**£225,000**



Bakewell Office - 01629 812 777



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## Location:

The property is situated within the popular village of Chelmorton which offers a range of amenities including a Church and public house, with further village amenities found in the neighbouring villages of Taddington and Monyash. The property is located within easy reach onto the A5270, A515 and A6 roads connecting to the nearby market towns of Bakewell (8 miles) and Buxton (5 miles). These towns offer a wide range of amenities and facilities including supermarkets, high street shops, restaurants and secondary schools.

## Ground Floor:

The entrance door leading into the hallway with stairs rising to the first floor and a door into a spacious living room with views to the front aspect and a gas burning fire stove and tiled surround.

An attractive dining kitchen has been finished to a good standard with granite worktop, a Smeg double oven within a feature brick arched recess with integrated appliances and Belfast sink. The kitchen includes fitted appliances under-counter larder fridge and dishwasher and a walk-in pantry with fitted shelving.





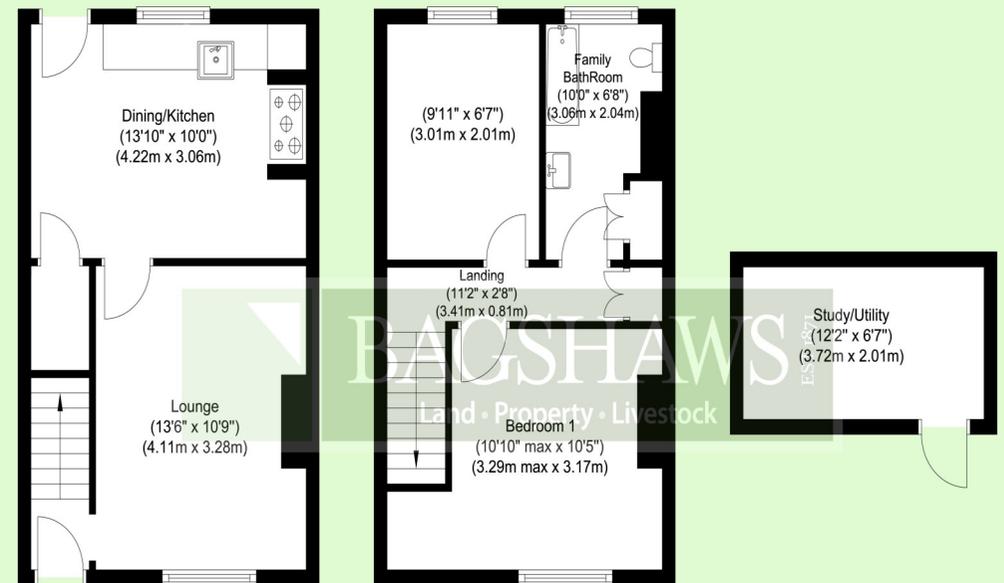
# First Floor:

The first floor holds two attractive double bedrooms, the principal providing attractive views over the front garden and open countryside beyond. The family bathroom has a recently fitted suite with a bath with shower over, low flush w/c and sink.

The loft has an access ladder and light and has been fully insulated. The loft provides good storage space, there is potential for conversion of the loft for further accommodation.

Ground Floor

First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

# Externally

## Outbuilding:

To the rear is a courtyard area with stone outbuilding which has been converted into a home office and utility room with for storage over. The building has the benefit of electric, water and drainage connected. To the rear of the house are hot and cold taps with shower attachment for muddy boots or dogs.

## Garden:

The property has an attractive low maintenance garden to the front ideal for entertaining, offering flexibility for full time residents and second home owners.

# General Information

## Services:

The property benefits from mains water, drainage and electric. A Gas combi boiler serves the central heating with a gas tank to the rear. The gas boiler has been recently fitted with new radiators throughout.

## Tenure and Possession:

The property is sold Freehold with vacant possession granted upon completion.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a right of way for the benefit of the property by foot around the neighbouring property to access the rear.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. All white goods are included with the property including washer machine; Dryer; dishwasher; larder fridge and chest freezer.

## Local Planning Authority

Peak District National Park Planning.

**Council Tax Band** : B

**EPC**: D

## Method of Sale:

The property is for sale by private treaty.

## Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812777 or e-mail: Bakewell@bagshaws.com.

## Broadband Connectivity:

It is understood that the property benefits from fibre broadband, it is recommended that purchasers satisfy themselves with regards to speed, using an online speed checker.

## 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.

## Agents Notes:

Bagshaws LLP 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. Bagshaws LLP 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. Photographs were taken in September 2023.





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