



Barndale Croft Litton, Buxton

Barndale Croft, Litton Dale, Litton, Buxton, Derbyshire, SK17 8QL

An excellent stone built four bedroom detached property, along with a range of outbuildings, ample off road parking all set in a large plot amounting to approximately 0.95 acres, on the outskirts of the much sought after Peak Park village of Litton. The property is subject to an agricultural occupancy condition.

Guide Price: **£550,000**

Location:

The property is set in an attractive location, on the outskirts of Litton, a lovely village with its green, thriving community shop, primary school, pub and village hall. It is close to further shops, a medical centre, chemist and pubs and restaurants.

Stockport (22 miles), Chesterfield (15 miles) Sheffield (17 miles) and Bakewell (7 miles) can be reached by car. There's a frequent train service to Manchester Piccadilly and Sheffield Midland, using the nearby Hope Valley line.

Situated in the White Peak, Litton is close to the Monsal Trail and the deep limestone dales and crags that are typical of the area and provide ample walking and cycling opportunities.

Directions:

Travelling Westbound on the A623, past Wardlow Mires after approximately 500m on the left hand side turn onto Mires Lane, continue into Litton Village, past the Village Shop and continue downhill, through the village, towards Litton Dale, where the property lies on the right.

Description:

An attractive stone built four bedroom detached property, with a range of outbuildings, double garage and ample off road parking, all set in 0.95 acres, briefly comprising three reception rooms, dining kitchen, four double bedrooms, one with an ensuite and a family bathroom

The property makes an ideal family home, being in the catchment area for Lady Manners School and commutable to commercial centres nearby, the property offers flexible accommodation with scope for improvement.

The property is subject to an agricultural occupancy condition.

Entrance Porch and Hallway:

With a large cloak store and a door into the Hallway

Cloakroom:

Low flush w/c, sink unit and radiator.

Sitting room:

5.64m 3.98m (18'6" x 13'1")

A large room with a window to the rear,



a feature fireplace with a gas fire and double doors into the:

Conservatory:

4.40m x 3.20m (14'5" x 10'6")

A timber framed double glazed conservatory, with laminate wooden flooring, radiator and double doors providing access to a large patio and onwards to the garden.

Dining Room:

4.00m x 3.18m (13'15" x 10'5")

With front aspect double glazed window, central heating radiator and gas fire.

Dining Kitchen:

3.75m x 3.58m (12'4" x 11'9")

With 'U' shaped wooden floor and wall units, front aspect double glazed window, 1 ½ stainless steel sink and drainer, dishwasher, gas fired Aga range with two hot plates and two ovens. There is ample space for a kitchen table and a door into the Utility Room

Utility Room:

3.20m x 1.68m (10'6" x 5'6")

With inset stainless-steel sink and drainers and washing machine, double glazed window and central heating radiator. there is a door into the garage.

Master bedroom:

3.57m x 3.53m (11'9" x 11'7")

A double bedroom, with a window to the rear, central heating radiator, large built in wardrobes and a door to the:

Ensuite:

With a sink, low flush w/c, heated towel radiator and a walk-in large shower. There is a window to the rear and tiled walls.

Landing:

With stairs rising to the first floor, understairs storage, a large window to the rear and a radiator.

Bedroom Two:

5.66m x 3.55m (18'7" x 11'8")

A very large double bedroom, with three Velux windows and a radiator.

Bedroom Three:

3.75m x 3.58m (12'4" x 11'9")

A double bedroom with a window to front and a radiator.

Bedroom Four:

3.59m x 3.55m (11'9" x 11'8")

A double bedroom with a window to rear, a radiator and a door into:

Storage Room:

Situated above the garage, with a window to the side, Velux windows and two radiators. The head height is slightly restricted but could be a playroom/ occasional bedroom.

Bathroom:

With low flush w/c pedestal sink, bath with shower over, central heating radiator and window to front aspect.

Attached Garage:

6.47m x 3.62m (21'3" x 11'11")

A large single garage suitable for a vehicle, housing the boiler, with an electric vehicle door, dual aspect window and external timber door.

Externally:

The driveway leading from the road offering off road parking for multiple vehicles and access to both garages and to the front of the house. The plot surrounds the house which is mostly laid to lawn with mature shrubs and trees all extending to approx. 0.95 acres.

Detached Double Garage:

6.73m x 6.53m

A large detached double stone built garage, with twin opening doors and mains electricity, concrete flooring and access from the entrance driveway.

Stone Barn:

5.06m x 5.58m

A well constructed stone barn with concrete floor, large sliding door and with an electric supply to the building.

Former Lambing Shed:

18m x 9.8m

A four bay steel and timber built building. There is a vehicle entrance to the front.

Services:

The property has the benefit of mains, water, electric, gas and drainage.

Occupancy Condition:

The property is subject to an Agricultural Occupancy Condition. The occupancy of the dwelling shall be limited to a person employed or last employed, locally in agriculture or forestry and the dependant of such a person. Please contact the office for more information.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of way, wayleaves and easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixture and Fitting:

Only those referred to in these particulars are included in the sale.

Timber and Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd Matlock.

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Rd, Bakewell.

Council Tax Band: Band F

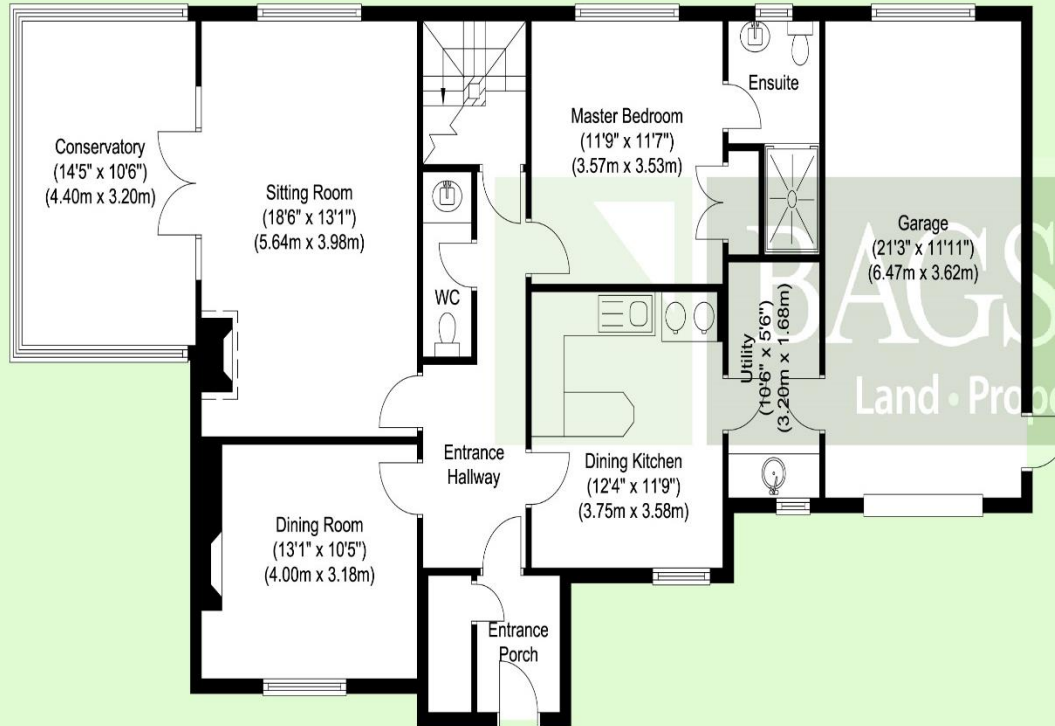
EPC Rating: C

Method of Sale:

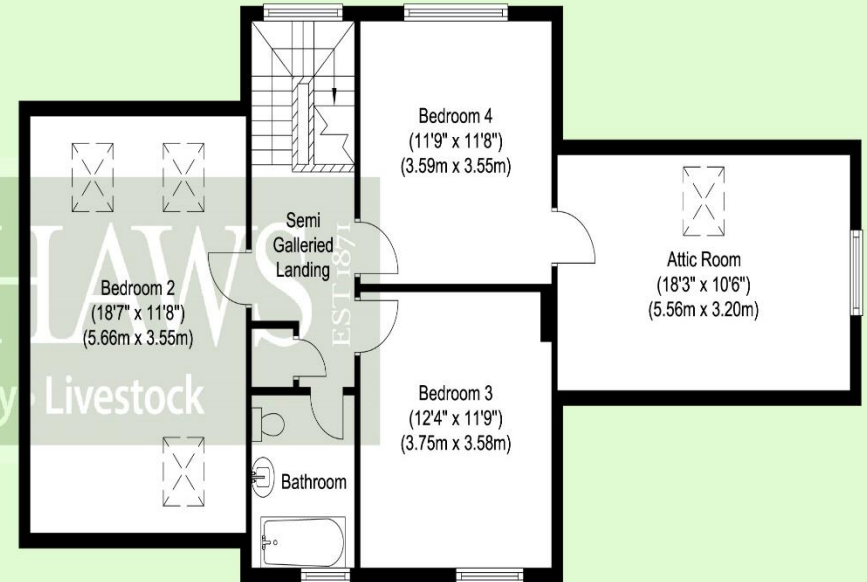
The property will be offered for sale by Private Treaty.



Ground Floor



First Floor



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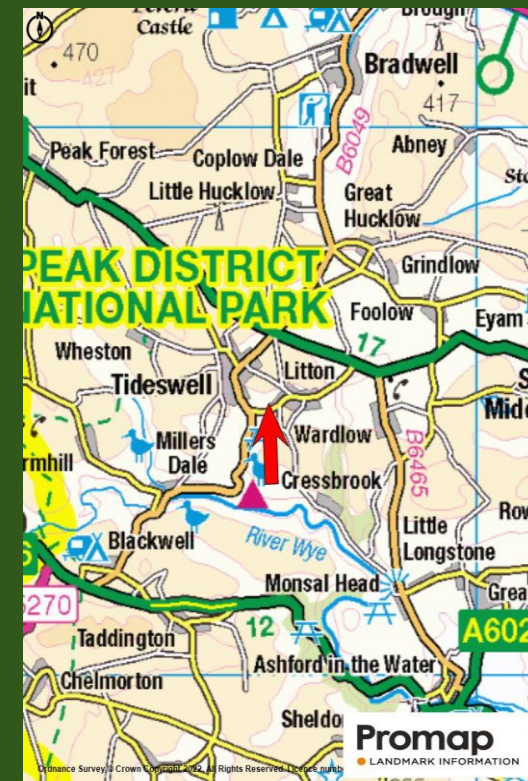
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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







Agents Note;

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.



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