



# Heathy Knowle Hollow O'The Moor, Taddington



Land • Property • Livestock



## Heathy Knowle, Hollow O'the Moor, Taddington, Buxton, Derbyshire, SK17 9TL

A spacious two-bedroom bungalow occupying a large pleasant rural plot with far reaching views, a spacious dining kitchen and extensive gardens, driveway and garages, situated on the edge of a popular rural village but within a distance for the market town of Bakewell.

GUIDE PRICE: **£395,000**

### Location

The village of Taddington has a basic range of amenities within walking distance including public houses, primary school and church, whilst the market towns of Bakewell and Buxton are both 6 miles away and have a further range of shopping facilities, supermarkets, restaurants and secondary schools. The property is located within the Peak District National Park which provides the opportunity to enjoy fantastic walks, scenery and numerous outdoor activities close by. Heathy Knowle is commutable to many different commercial centres, such as Sheffield (22 miles) Chesterfield (18 miles) and Matlock (6 miles).

### Directions

Head north out of Bakewell along the A6 towards Buxton. Follow the road through Ashford in the Water and along the dual carriageway. Once at the top of the hill, take the first right hand turning onto Hollow O'The Moor and the property will be found shortly on the left hand side.

### Description

The sale of Heathy Knowle offers an opportunity to acquire a detached bungalow which has been maintained to a good standard, situated on the edge of a popular village of Taddington. The property currently has two double bedrooms, a large reception room and a dining kitchen. The property is situated in a spacious plot overlooking the countryside and comprises front and rear gardens together with off road parking and two garages.

### Entrance Hallway:

With an entrance door to the front, with doors into the rooms below, a large airing cupboard with a radiator and cloak area.



**Sitting Room:****13' 0" x 12' 5" (3.95m x 3.78m)**

A spacious room with dual aspect windows to the front and side with far reaching views over the valley, a stone fireplace with a log burner and tiled hearth, radiator, built in shelving and doors into the Dining Kitchen and Hallway.

**Dining Kitchen:****17' 1" x 11' 0" (5.21m x 3.36m)**

A newly fitted kitchen with floor and wall units with a stainless steel sink and drainer, electric point for a freestanding oven/grill and hob, with an extractor over, plumbing for a dishwasher and washing machine.

**Pantry:****5' 6" x 4' 6" (1.68m x 1.38m)**

With a range of shelving, window to the rear and electric point for a fridge/freezer.

**Master Bedroom:****12' 6" x 10' 0" (3.80m x 3.04m)**

A double bedroom with a window to the side, radiator and built in wardrobes.

**Bedroom Two:****12' 4" x 10' 1" (3.77m x 3.07m)**

A double bedroom with a window to the front, a radiator and built in wardrobes

**Bathroom:****11' 6" x 7' 9" (3.5m x 2.35m)**

A newly fitted bathroom with a sink unit, bath with shower over, low level WC, tiled flooring, fully tiled walls, radiator, storage cupboard and a window to the rear.

**Detached Single Garage:****16' 2" x 10' 1" (4.92m x 3.08m)**

A single garage with an up and over door with electric connected.

**Detached Carport:**

An open fronted double car port attached to the side of the garage.

**Garden Shed:**

To the rear of the bungalow, there is a garden shed split into two sections.

**Externally:**

The property is set in large plot with fantastic views over the valley, comprising attractive mature gardens with front and rear lawn areas along with a stone flagged area, excellent for outside dining and dry stone walled boundaries. There is a newly laid tarmac driveway to the property with parking for multiple vehicles.

**Services:**

Mains water, waste and electricity are connected. There is an oil central heating combi boiler providing the central heating and hot water.

**Fixtures and Fittings:**

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

**Tenure and Possession:**

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

**Timber Rights:**

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

**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.

**Council Tax Band:**

D

**EPC Rating:**

E

**Local Authority:**

Derbyshire Dales District Council  
Town Hall, Matlock, DE4 3NN.

**Planning Authority:**

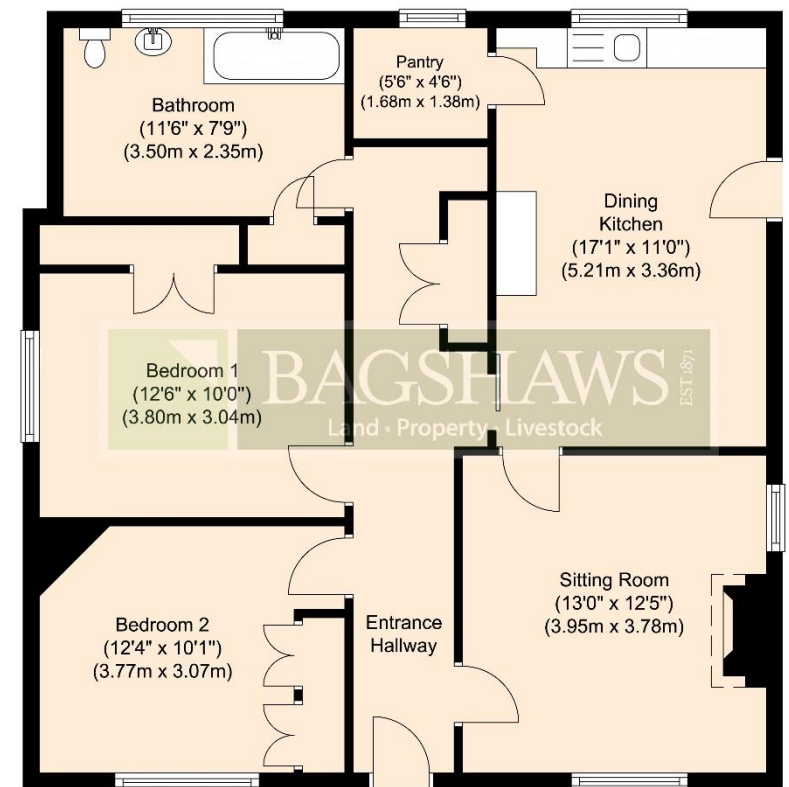
Peak District National Park  
Aldern House, Bakewell, DE45 1AE

**Method of Sale:**

The property will be offered for sale by Private Treaty.

**Viewings:**

Strictly by appointment only by our Bakewell Office on 01629 812777 or bakewell@bagshaws.com

**Heathy Knoll, Hollow O'The Moor, Taddington, Buxton SK17 9TL**

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.

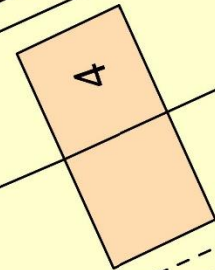
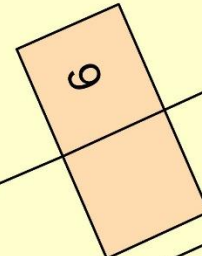
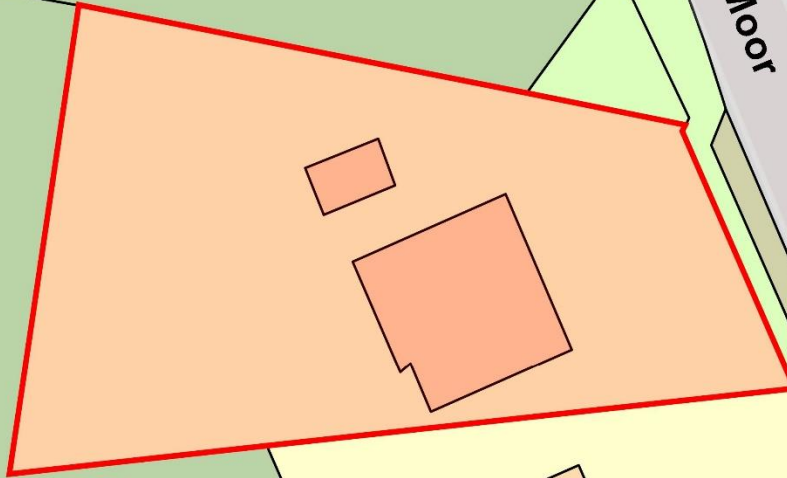
**Assessments First**







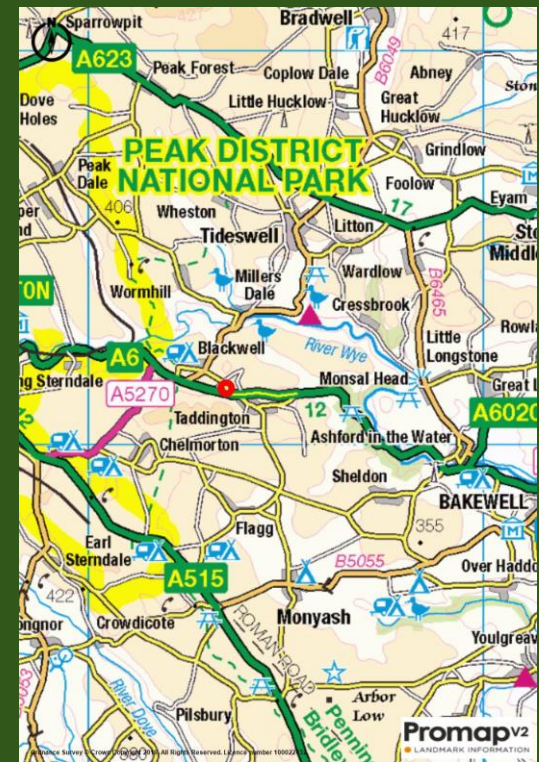
Hollow O'The Moor



0m 5m 10m 15m

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#### 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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