



1 Leek Road, Longnor

Buxton, SK17 0PA

£225,000



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Tenure Freehold Council Tax Band C



A delightful stone cottage situated in the heart of the village of Longnor, offering generous and spacious accommodation with numerous character features throughout. With a large dining/kitchen, lounge with recessed fireplace and log burner and lower ground storage cellar. On the first floor there are two bedrooms, one with en-suite W.C., and washbasin and a main family bathroom. Benefitting from sealed unit double glazing and oil-fired central heating throughout, this charming cottage would make a lovely home or holiday let accommodation. Viewing is highly recommended.

DIRECTIONS

From our Buxton office, bear left and continue up Terrace Road and across the Market Place to the London road traffic lights. Proceed through the lights on the A515 Ashbourne Road, out of Buxton. Continue on this road to the Brierlow Bar crossroad and turn right signposted to Longnor. Drive into the Village and at the crossroads turn right onto the Leek Road, where No. 1 can be found after a short distance on the right hand side.

GROUND FLOOR

Dining/Kitchen

20'3" x 11'11" (6.17m x 3.63m)

With tiled flooring throughout and fitted with a good quality range of base and eye level units and working surfaces, central island with tiled work surface. With a one-and-a-half bowl stainless steel single drainer sink unit, space for larder/fridge and space and plumbing for a washing machine. With further space for a fridge/freezer, single radiator and stainless steel integrated oven with four ring ceramic hob and stainless steel extractor over. Two uPVC sealed unit

double glazed windows to front and stable door to outside. Door to lounge.

Lounge

15'7" x 13'2" (4.75m x 4.01m)

With wood effect laminate flooring throughout and feature brick recessed fireplace with wooden mantelpiece over incorporating a cast-iron log burning stove. Three wall-light points, double radiator, exposed ceiling beam and sealed unit double glazed window to front. Stairs to first floor. stable door to front and door to cellar.

FIRST FLOOR

Landing

4'1" x 3'10" (1.24m x 1.17m)

Bedroom One

16'7" x 13'4" (5.05m x 4.06m)

With feature exposed beamed ceiling, exposed feature stone wall, double radiator and two sealed unit double glazed windows to front.

Bedroom Two

10'10" x 8'0" (3.30m x 2.44m)

With beamed ceiling, single radiator and sealed unit double glazed window to front.

Cloakroom

4'7" x 4'4" (1.40m x 1.32m)

With low-level W.C., pedestal washbasin, extractor fan, single radiator and part tiled.

Bathroom

10'8" x 7'6" (3.25m x 2.29m)

With a claw-foot oval bath, fully glazed and tiled double shower unit and rainfall shower, pedestal washbasin and low-level W.C. Heated towel radiator, extractor fan, tiled flooring and sealed unit double glazed window to front.

LOWER GROUND FLOOR

Cellar

12'10" x 12'1" (3.91m x 3.68m)

Two double radiators, stone sink and window to outside.



Road Map



Hybrid Map



Terrain Map



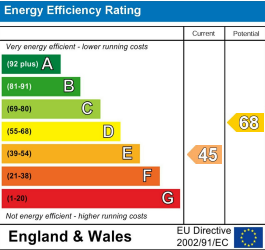
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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