



## 2 The Cottages

King Sterndale, SK17 9SF

£350,000



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Tenure Freehold Council Tax Band C



A charming 17th century Grade II listed cottage within the idyllic hamlet of King Sterndale situated within the Peak District National Park and bordering open countryside. 2 The Cottages has a wealth of charming and original features with stone mullioned windows, which are uPVC sealed unit double glazed and the cottage benefits from oil fired central heating throughout. To the front of the property there is a manicured delightful cottage garden with open fields beyond. To the rear of the property there is a double garage and a further lawned enclosed garden completing the accommodation. Rarely does a property of this nature come to the market and should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and through the London Road traffic lights and out of Buxton on the A515. After a while turn left at the turning for Cowdale and King Sterndale. Follow the road to the junction and turn right towards King Sterndale. Proceed into the hamlet where the cottage can be seen on the left hand side.

## GROUND FLOOR

### Entrance Porch

6'9" x 4'7" (2.06m x 1.40m)

With tiled flooring, single radiator and built-in storage cupboard.

### Lounge

14'11" x 11'8" (4.55m x 3.56m)

With wooden flooring throughout, a feature cast iron fireplace with tiled inset and open grate, decorative wooden fireplace surround and mantelpiece over.

With double radiator, beamed ceiling, two wall light points, T.V. aerial point and two uPVC sealed unit double glazed stone mullion windows looking to the front garden. Sealed unit double glazed door leading to the rear garden.

### Kitchen

14'10" x 9'5" (4.52m x 2.87m)

Fitted with a good quality range of base and eye level units with quartz working surfaces, incorporating a stainless steel single drainer sink unit. With integrated ceramic hob, integrated Neff double oven, integrated larder fridge and integrated dishwasher.

A feature recessed brick fireplace with wooden mantelpiece over incorporating a cast iron log burning stove, beamed ceiling and uPVC sealed unit double glazed stone mullioned windows looking to the front garden. Stairs to first floor.

### Shower Room

7'6" x 5'4" (2.29m x 1.63m)

With low level w.c., wall mounted washbasin, open walk-in shower unit and shower with shower curtain. Part tiled, extractor fan, double radiator and frosted window to rear.

## FIRST FLOOR

### Landing

11'3" x 3'0" (3.43m x 0.91m)

Single radiator and storage cupboard housing an oil fired boiler.

### Bedroom One

14'8" x 11'2" (4.47m x 3.40m)

With a range of built-in cupboards and side cabinets, single radiator and uPVC sealed unit double glazed stone mullioned window to front. Loft access.

## Bedroom Two

11'3" x 8'7" (3.43m x 2.62m)

With a range of built-in floor to ceiling wardrobes and cupboards with side cabinets and vanity area, single radiator and uPVC sealed unit double glazed stone mullioned window to front.

## OUTSIDE

### Double Garage

16'3" x 13'2" (4.95m x 4.01m)

With double doors to the front, door to the side and two windows to rear.

### Gardens

The property benefits from a substantial lawned rear garden with mature trees, bushes and shrubs etc., which is fenced and has seating areas. To the front of the property there are patio seating areas and a lawned area with many mature flowers, bushes and shrubs etc., overlooking open countryside.



Road Map



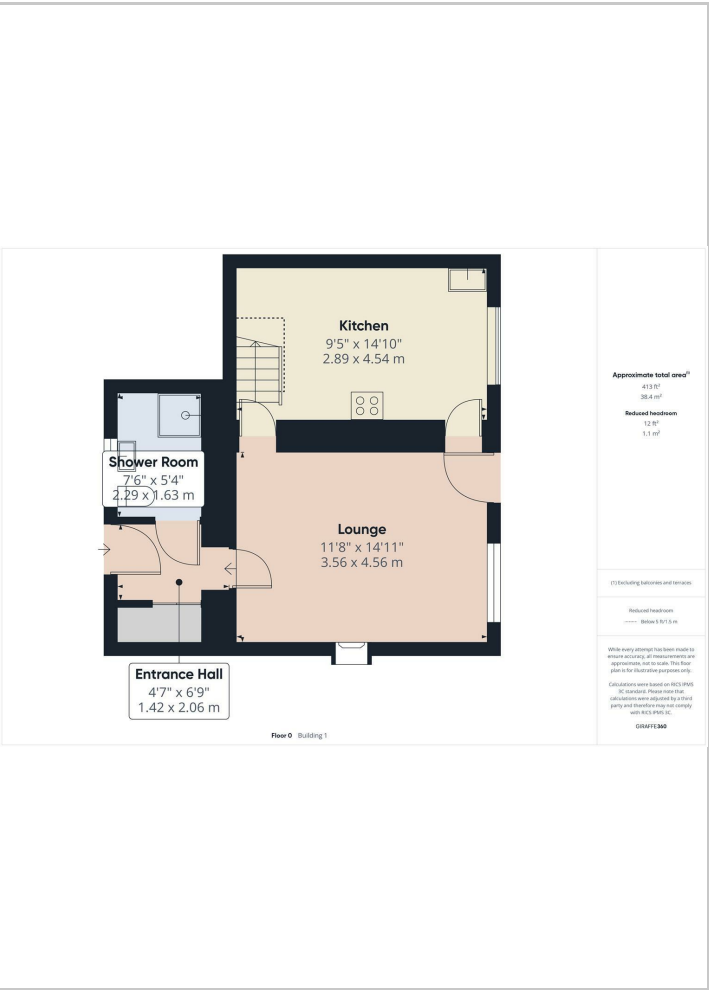
Hybrid Map



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.

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Energy Efficiency Graph

