



## 2-3 Chapel Street

Longnor, Buxton, SK17 0NU

£275,000



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Tenure Freehold Council Tax Band C



A beautifully presented Grade 2 listed, spacious, two bedroom cottage in the heart of the village. Formerly two cottages converted into one, the property has been maintained to an extremely high standard by our clients and has been a successful holiday let property. With numerous original period features with stone flagged fireplace and exposed ceiling beams. Benefiting from electric central heating throughout. There is also a flagged patio area with outside seating and storage shed. An internal inspection is highly recommended.

## DIRECTIONS:

From our Buxton office bear left and proceed up Terrace Road across the Market Place to the London Road traffic lights. Proceed through the lights onto London Road and continue out of Buxton on the A515 Ashbourne Road. After several miles turn right at the Brierlow Bar traffic lights signposted Longnor. Follow the road for several miles and on entering the village of Longnor turn left into Church Street and Chapel Street is immediately on the right.

## Dining Kitchen

13'3" x 12'5" (4.04m x 3.78m)

Fitted with an excellent quality range of base units and working surfaces incorporating a Belfast sink unit with splashback. With integrated four ring Halogen hob with oven below, integrated fridge freezer and space and plumbing for a washing machine. Tiled flooring, wall mounted electric radiator, exposed ceiling beams, stairs to first floor and windows to front and rear.

## Lounge

15'2" x 13'3" (4.62m x 4.04m)

With a feature stone recessed fireplace with stone

hearth and mantelpiece over incorporating a modern log burner stove. Exposed ceiling beam, two electric radiators, TV satellite dish connection and broadband WiFi, three wall light points and three windows with stone window sills.

## FIRST FLOOR

### Landing

3'5" x 2'9" (1.04m x 0.84m)

### Bedroom One

15'2" x 13'6" (4.62m x 4.11m)

With stone recessed fireplace, exposed ceiling beams, electric radiator, three wall light points and windows front and rear.

### Landing

5'5" x 5'3" (1.65m x 1.60m)

With two wall light points, electric radiator and window to rear. Loft access.

### Bedroom Two

12'10" x 7'8" (3.91m x 2.34m)

With exposed ceiling beam, two wall light points, electric radiator, stone recessed fireplace and window to front. Airing cupboard with hot water tank and shelving.

## OUTSIDE

To the side of the property there is a good sized separate flagged patio seating area with tables and storage shed.



## Road Map



## Hybrid Map



## Terrain Map



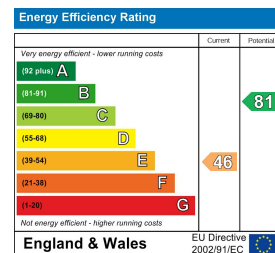
## Floor Plans



## 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



## Important Notice

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