



## Brand End Cottage

Buxton, SK17 0SF

£475,000



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A superb two/three bedroom detached stone cottage in a rural location with stunning views to the surrounding countryside. Renovated and restored by our client over a period of years. With sealed unit double glazing and a Stanley Range oil fired heating system throughout. Within an approximate ten minute drive to Buxton town centre and its many amenities. This delightful character country cottage should be viewed to be fully appreciated.

## Directions:

The property should be approached from the A53 Leek Road (which has the only Brandside signage) From our Buxton office head out of Buxton on the A53 Leek Road, turn left at sign for Brandside, follow road downhill bearing right, after 1/2 mile bear left at fork signed no through road. Proceed along lane over cattle grid onto a stone chatter track. At fork bear right and continue over another cattle grid. At fork bear left and continue 200 yards. At next fork bear right and continue down side of and past a stone barn, Brand End Cottage is the first property ahead.

## Ground Floor

### Kitchen

12'0" x 9'6" (3.66m x 2.90m)

Fitted with a Stanley oil fired range servicing cooking and central heating, tiled flooring throughout, Belfast sink and some base units incorporating a two ring gas hob. Stable door and sealed unit double glazed window to front. Exposed beamed ceiling, three wall light points, a good sized walk-in shelved pantry and doorway to stairs to first floor.

### Sitting Room

15'8" x 11'5" (4.78m x 3.48m)

With stripped wooden flooring throughout, feature cast iron log burning stove with stone hearth, two double radiators, four sealed unit double glazed windows and door to outside.

### Lounge

13'4" x 12'2" (4.06m x 3.71m)

With a superb stone recessed fireplace incorporating a cast iron log burning stove, tiled flooring throughout, Victorian style radiator, four wall lights points, telephone point and two sealed unit double glazed shuttered windows.

### Office/Bedroom Three

14'0" x 11'0" (4.27m x 3.35m)

With oak flooring throughout, double radiator, wall mounted electric heater, four sealed unit double glazed windows and three sealed unit double glazed loft windows. Two wall light points and telephone point.

### Utility Room

17'0" x 4'6" (5.18m x 1.37m)

Space and plumbing for a washing machine and a dishwasher, space for a tumble dryer or freezer. Tiled flooring throughout, single radiator, wall mounted shelving and two sealed unit double glazed windows.

### Bathroom

12'3" x 4'11" (3.73m x 1.50m)

With wooden flooring throughout, half sized free-standing claw foot bath with shower over, low-level wc and vanity washbasin with storage cupboard below. Victorian style radiator, two wall light points,

two shaver points and sealed unit double glazed window.

## First Floor

### Bedroom One

13'4" x 12'9" (4.06m x 3.89m)

With double radiator, wall light point and two sealed unit double glazed windows. Airing cupboard with water tank and shelving and loft access. Door to bedroom two.

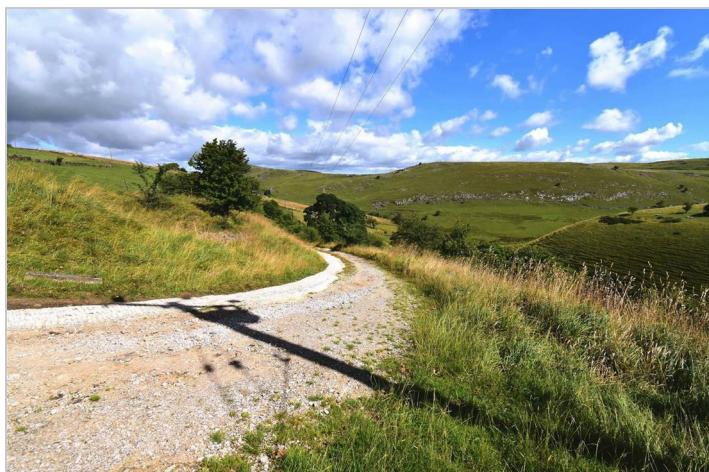
### Bedroom Two

13'6" x 12'4" (4.11m x 3.76m)

With stripped wooden flooring, built-in double wardrobe, single wardrobe, Victorian style radiator, access to loft and two sealed unit double glazed windows.

### Outside

The property has gardens with lawned areas, many trees and mature shrubs etc. with pathways and a graveled off road parking space for vehicles.



Road Map



Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Jon Mellor & Company 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

