



Montpelier Farm Cottage Montpelier Place

Buxton, SK17 7EJ

£365,000

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We are delighted to offer for sale this characterful two reception, three bedroom cottage, one of the original farm buildings in the area, situated in a small hamlet of properties, only a short distance from High Peak Golf Club. With numerous original features and benefitting from gas fired central heating and majority uPVC sealed unit double glazing throughout, there is also a cellar to the lower ground floor. It offers a patio style garden with mature borders and off road allocated parking. Viewing is highly recommended.

DIRECTIONS

From our Buxton office bear right and right again at the roundabout. Proceed along the Spring Gardens By-pass and proceed straight ahead at the first mini roundabout and left at the following two mini roundabouts onto Fairfield Road. Proceed up Fairfield Road and take the second left hand turning onto Waterswallows Road. Proceed along Waterswallows Road and after a short distance bear right into Montpelier Place, Montpelier Farm Cottage is on the right hand side.

GROUND FLOOR

Rear Porch

uPVC sealed unit double glazed throughout with uPVC front entrance door.

Hallway

With tiled flooring and stairs to first floor.

Dining/Kitchen

14'9" x 9'2" (4.50m x 2.79m)

Fitted with a good quality range of base and eye level units and wooden working surfaces, incorporating a

Belfast sink unit with tiled splash backs. An integrated stainless steel oven with four ring gas hob and extractor over, space for fridge/freezer, space and plumbing for a washing machine, and space and plumbing for a dishwasher. With uPVC sealed unit double glazed window to rear. Ceiling downlighters.

Dining Room

13'11" x 11'4" (plus recess) (4.24m x 3.45m (plus recess))

With wood effect laminate flooring, built in book shelves, double radiator, and uPVC sealed unit double glazed window to rear and uPVC front entrance door.

Cloakroom

Low level W.C., and wall mounted wash hand basin.

Lounge

14'0" x 11'3" (4.27m x 3.43m)

With wood flooring throughout, and a feature stone fireplace surround with mantelpiece over, incorporating a recessed cast iron multifuel stove with stone hearth. With feature beamed ceilings, T.V., aerial point, double radiator, and two uPVC sealed unit double glazed windows to front, and a uPVC sealed unit double glazed window to rear. With feature recess wooden door and built in cupboards.

LOWER GROUND FLOOR

Cellar

With light and power and stone work bench.

FIRST FLOOR

Tel: 01298 24383

Landing

With exposed ceiling beams, and Velux sealed unit double glazed loft window.

Bedroom One

13'9" x 11'0" (4.19m x 3.35m)

With uPVC sealed unit double glazed window to front and window to rear. With exposed ceiling beams and single radiator.

Bedroom Two

15'2" x 9'3" (4.62m x 2.82m)

With single radiator, loft access and uPVC sealed unit double glazed window to rear.

Bedroom Three

11'2" x 7'10" (3.40m x 2.39m)

With Velux sealed unit double glazed loft window, single radiator and uPVC sealed unit double glazed window to outside.

Shower Room

10'7" x 5'3" (3.23m x 1.60m)

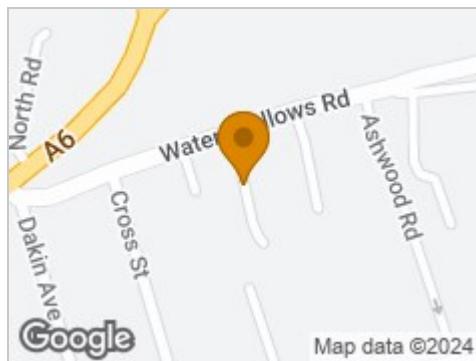
With a glazed and mermaid board walk-in double shower unit and shower, pedestal wash basin and low level W.C. With exposed ceiling beam, single radiator and frosted uPVC sealed unit double glazed window to rear.

OUTSIDE

The property benefits from an allocated parking space with further parking nearby. To the rear of the property there is a gated garden area with flagged seating area and mature shrubs, trees and flowers etc.



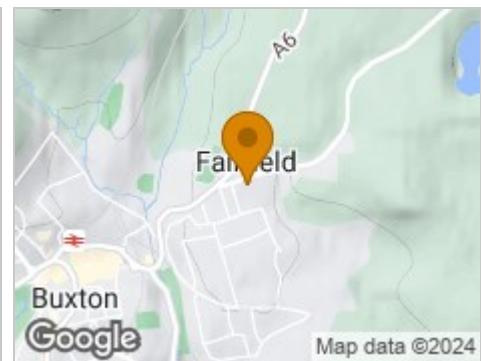
Road Map



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.

Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

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Energy Efficiency Graph

