



Crowther|Key

SALES

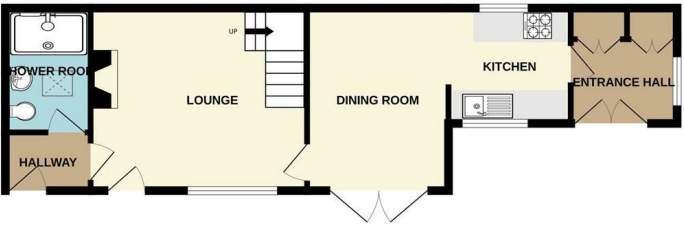
£595,000

2

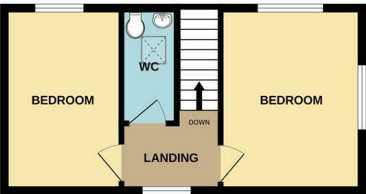
1

Landcroft Building Leek Road
Buxton SK17 0JH

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Nestled in the heart of the beautiful Peak District National Park, Landcroft Barn offers the perfect blend of countryside tranquillity, modern comfort, and characterful living.

Set within a generous plot with a large garden, woodland area, and ample parking, this beautifully presented two-bedroom home is ideal as a full-time residence, weekend escape, or a proven income-generating holiday let.

The property benefits from two separate entrances : a private gate at the lower woodland opens onto a sweeping driveway leading up to the property, while a second entrance from Leek Road provides additional convenient access.

Inside, the home offers bright and versatile living spaces. The open-plan kitchen and dining area flow into a spacious lounge with a multi-fuel stove perfect for cosy evenings after a day exploring the Peaks. Two stylish bedrooms and contemporary bathrooms complete the interior, finished to a high standard throughout.

Outside, the property truly comes into its own. A generous private garden, large paved patio, and a beautiful wooded area create a peaceful retreat where you can relax, entertain, and enjoy the stunning surroundings.

Currently run as a successful holiday let, Landcroft Barn is offered with no onward chain, giving you the flexibility to move straight in or continue its investment potential.

Key Features:

Sought-after Peak District location with scenic walks from the doorstep

Spacious private garden with large patio — ideal for entertaining

Woodland area providing privacy, character, and charm

Stylish kitchen, bathrooms, and quality finishes throughout

Cosy lounge with multi-fuel stove

Ample off-road parking

Proven holiday let success — investment-ready

Available with no onward chain

Currently used as a holiday let, viewing by appointment only.

Porch / Boot Room

Built-in cupboards with Vaillant combi boiler.

Kitchen – 7'9 x 8'4

Attractive fitted kitchen with a range of fitted units and round-edged worktops, wall cupboards, WC's, 4-ring cooker hob, stainless steel electric oven, integrated dishwasher, washing machine, microwave, fridge/freezer and under-unit sink unit.

Dining Area – 12'8 x 9'8

Stone flagged floor, double radiator, stairs to first floor, sliding UPVC doors to garden.

Lounge – 14'9 x 12'5

Multi-burner stove, stone flagged floor, double radiator, stairs to first floor, sliding UPVC doors to garden.

Porch

Superb door to garden, double radiator.

Shower Room

Shower enclosure, marble basin in vanity unit, heated towel radiator, Velux roof light.

First Floor

Landing

Sliding UPVC window.

Bedroom One – 12'3 x 10'0

Two sliding UPVC windows, double radiator.

Bedroom Two – 12'2 x 7'10

Sliding UPVC window, double radiator, built-in shelves.

W/C

Low flush WC with concealed cistern, wash hand basin in vanity unit, Velux window, double radiator.

Outside

Superb flat garden with large paved patio area and ample off-road parking.