



## Hob Hay Cottage Elkstones, Longnor, Buxton, Derbyshire, SK17

Offers In The Region Of £395,000

- Detached stone cottage
- Rural location
- 3 bedrooms
- Driveway and garage
- Conservatory
- Beautiful views
- NO CHAIN!

# Hob Hay Cottage Elkstones, Buxton SK17 0LU

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this detached, three bedroom, stone cottage which is situated in a rural area with beautiful views.

Living space is comprised of a porch, sitting room, hall, shower room, dining room, kitchen and conservatory to the ground floor, whilst to the first floor are three double bedrooms.

The traditional kitchen is equipped with ceramic four ring hob, extractor hood, and a Tricity electric oven and grill. There is plenty of work surface and storage space.

The property is double glazed throughout and has original features such as ceiling beams and stone fireplaces.

Externally to the frontage is a driveway which leads to the garage and a walled boundary. To the rear, the east facing garden has an area laid to lawn, mature trees and shrubs, an outbuilding and a greenhouse in addition, an extensive wild garden extends beyond the wall.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's rural location, original features and views.



Council Tax Band: E



## Ground Floor

- Size : -

### Porch

4'2" x 3'8"

Wood glazed door with sidelight window to the frontage. - Size : - 4' 2" x 3' 8" (1.27m x 1.12m)

### Sitting Room

14'0" x 14'2"

UPVC double glazed window to the frontage, wood glazed door to the frontage, electric radiator, log burner with stone hearth and surround, ceiling beams. - Size : - 14' 0" x 14' 2" (4.26m x 4.33m)

### Hall

6'8" x 4'10"

Stairs to the first floor. - Size : - 6' 8" x 4' 10" (2.03m x 1.48m)

### Shower Room

6'5" x 6'1"

UPVC double glazed window to the side aspect, shower enclosure, chrome fittings, low level WC, pedestal wash hand basin, chrome taps, bidet, radiator, fully tiled. - Size : - 6' 5" x 6' 1" (1.95m x 1.85m)

### Dining Room

11'8" x 9'3"

UPVC double glazed window to the frontage, electric radiator, stove with stone hearth and surround, ceiling beams. - Size : - 11' 8" x 9' 3" (3.56m x 2.83m)

### Kitchen

12'5" x 8'6"

UPVC double glazed window to the frontage, wood glazed window to the side aspect,

units to the base and eye level, ceramic four ring hob, Tricity electric oven and grill, extractor hood, plastic sink and a half with drainer, brown mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, under counter fridge, electric radiator, fully tiled, ceiling beams. - Size : - 12' 5" x 8' 6" (3.78m x 2.60m)

### Rear Hall

3'3" x 3'3"

UPVC double glazed window to the frontage. - Size : - 3' 3" x 3' 3" (1.m x 1.m)

### Conservatory

8'9" x 8'4"

UPVC double glazed window construction, polycarbonate roof, tiled floor. - Size : - 8' 9" x 8' 4" (2.67m x 2.53m)

### First Floor

- Size : -

### Landing

11'5" x 11'9" Max measurement

UPVC double glazed window to the rear, electric radiator, airing cupboard housing the hot water tank. - Size : - 11' 5" x 11' 9" (3.49m x 3.59m) Max measurement

### Bedroom One

14'1" x 14'2"

UPVC double glazed window to the frontage, electric radiator, built in wardrobes, vanity wash hand basin, chrome taps, loft hatch. - Size : - 14' 1" x 14' 2" (4.30m x 4.33m)

### Bedroom Two

11'7" x 9'7" Max measurement

UPVC double glazed window to the frontage, electric radiator, fitted wardrobe. - Size : - 11' 7" x 9' 7" (3.52m x 2.91m) Max measurement

### Bedroom Three

12'10" x 8'9"

UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, electric radiator. - Size : - 12' 10" x 8' 9" (3.91m x 2.66m)

### Externally

To the frontage, wall boundary, mature trees and shrubs, driveway, garage.

To the rear, wall boundary, area laid to lawn, paved patio, greenhouse, mature trees and shrubs, out building, garden extends beyond the wall. - Size : -

### Garage

16'11" x 15'4"

Up-and-over door, wood glazed window to the rear, power and light. - Size : - 16' 11" x 15' 4" (5.15m x 4.68m)

### Outbuilding

7'5" x 9'0"

Wood glazed window to the rear. - Size : - 7' 5" x 9' 0" (2.27m x 2.74m)

### AML REGULATIONS

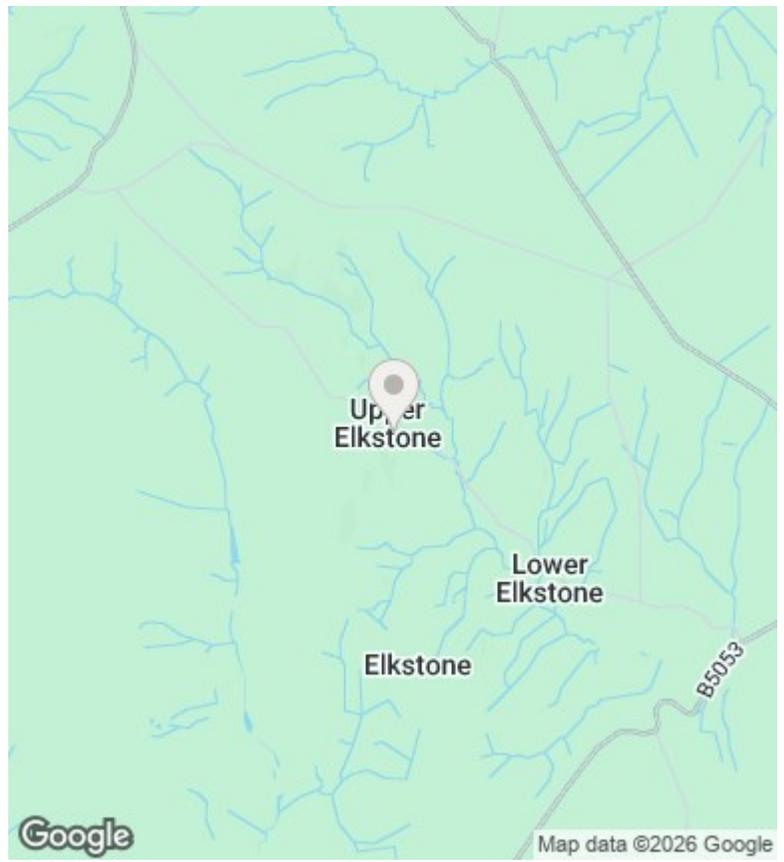
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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### Directions

From Leek town centre take the A53 north towards Buxton, after approximately three quarters of a mile take the turning to the right sign posted Thorncliffe. Continue through Thorncliffe and then after approximately 2 miles take the right hand turning opposite the Mermaid Public House, sign posted Warslow and Elkstones. Take the next turning right and continue into the village, where the property is situated on the left hand side.

### Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

### Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	21	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	