



Underhill Cottage, Quarnford, Buxton, SK17 0SP.
Offers in the Region Of £445,000

Whittaker
& Biggs Est. 1930

Underhill Cottage, Quarnford, SK17 0SP.

This two/three bedroom detached stone cottage is situated in a picturesque elevated position, offering stunning views of the open countryside and beyond. Nestled within the Peak District, between Leek and Buxton, this home offers stunning walks, is an ideal family home, air bnb, or holiday cottage. The property has been extended to the ground floor, to incorporate an extra reception room/bedroom and to the rear a kitchen and shower room. The versatile layout can be utilised as three reception rooms, two bedrooms or two reception rooms and three bedrooms. There is an impressive 36' outbuilding to which there is access from the road for a Transit sized van without closing the mirrors.

You're welcomed into the property via the 19ft kitchen/dining room, which has wood beams, sink unit, solid fuel cooker and ample room for a dining table and chairs. Located off is the snug/bedroom three, which has stunning views to the front and side and wood burning stove. To the rear of the property is a kitchen area, a light and airy space with Velux style windows, door to the side, base units, range style cooker, space for a fridge/freezer and sink. Located off the kitchen is a shower room which incorporates a corner shower with electric shower, low level WC and sink unit. Within the living room is a multi fuel stove, wood beams, stairs to the first floor and patio doors out to the frontage. To the first floor are two bedrooms and a family bathroom. The bathroom is a quality suite having a roll top bath, Burlington WC and Burlington vanity sink unit.

Externally to the frontage is a gravel driveway, walled and hedged boundary and to the side is a stone outhouse and outbuilding. The outbuilding is constructed of block, has a concrete floor, corrugated roof and has power/light connected. A viewing is highly recommended to appreciate the location, stunning views, versatile layout and quality of the finish.

NOTE:

Water: Mains

Heating: Solid fuel from fireplaces

Electric: Mains

Gas: Bottle LPG

Sewerage: Septic tank

Structurally the property benefits from being recently re-roofed, is fully insulated and has been repointed.

Situation

This cottage is situated in the rural village of Flash just on the outskirts of the Staffordshire Moorlands and Derbyshire borders. A beautiful countryside location offering views over the surrounding countryside.



Kitchen/Dining Room 19' 1" x 13' 0" (5.81m x 3.97m)
UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect. Bespoke hand made stand alone units, Shaws ceramic sink unit with chrome mixer tap over, exposed beams and timbers, Upvc double glazed door to the front aspect, ESSE solid fuel range cooker providing hot water, heating and cooking facilities, slate flooring.

Snug/Bedroom Three 12' 6" x 9' 5" (3.82m x 2.88m)
UPVC double glazed window to the front and side elevation, UPVC double glazed door to the rear elevation, stand alone wood burning fire set on slate hearth.

Rear Kitchen 6' 3" x 19' 3" (1.90m x 5.88m)
Two Velux style windows to the rear elevation, ceramic sink unit with drainer and mixer tap over, Range style cooker, bottle gas five ring burner, two electric ovens and grill, Bespoke units, exposed stone wall, tiled splashbacks, space for freestanding fridge/freezer, UPVC double glazed door to the side elevation, cupboard housing plumbing for washing machine, solid fuel traditional radiator.

Shower Room 6' 6" x 4' 11" (1.98m x 1.49m)
Partly tiled, UPVC double glazed window to the side elevation, Velux style window to the rear elevation, Burlington sink unit, Burlington lower level WC, corner shower cubicle with Mira Sport shower unit, extractor fan, dual fuel ladder radiator.

Living Room 17' 11" x 15' 0" (5.47m x 4.58m)
(Maximum measurement) Upvc double glazed window to the front aspects, Upvc double glazed window to the side aspect, UPVC double glazed patio doors to the front elevation, timber beams, Victorian slate fireplace incorporating Clear View Multi Fuel Stove providing hot water and heating facilities, wooden flooring.

First Floor

Landing

Exposed original beam, radiator, loft access which is fully boarded, original fireplace.

Bedroom One 15' 0" x 18' 1" (4.58m x 5.52m)
UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, Antique radiator.

Bedroom Two 9' 10" x 13' 8" (3m x 4.17m)
UPVC double glazed window to front aspect, antique radiator, exposed ceiling beams,

Bathroom 8' 2" x 9' 3" (2.48m x 2.81m)
Roll top bath set on claw and ball feet incorporating Burlington central mixer and shower attachment, Burlington lower level WC, Burlington wash hand basin in vanity with cupboards and drawers beneath, partly tiled walls, antique style radiator incorporating towel rail, UPVC double glazed window to the side aspect, electric shaver point. Built in airing cupboard housing cylinder and fixed shelving.

Outside

The property is approached over a gravelled driveway providing off road parking for numerous vehicles. Outside water tap, mature plants and shrubs, patio area. Further garden to the side aspect with Patio area leading to:

Outbuilding 36' 5" x 12' 4" (11.09m x 3.76m)
Constructed from insulated block with corrugated roof and doors to the front, concrete flooring, windows to the front and side aspects, power and light connected. Walls and floors in the shed are insulated. Mezzanine storage.



Coal Store 14' 8" x 7' 5" (4.46m x 2.25m)

Having vaulted ceiling and small loft area, door to the front elevation.

Note:

Council Tax Band: D

EPC Rating: E

Tenure: believed to be Freehold







GROUND FLOOR

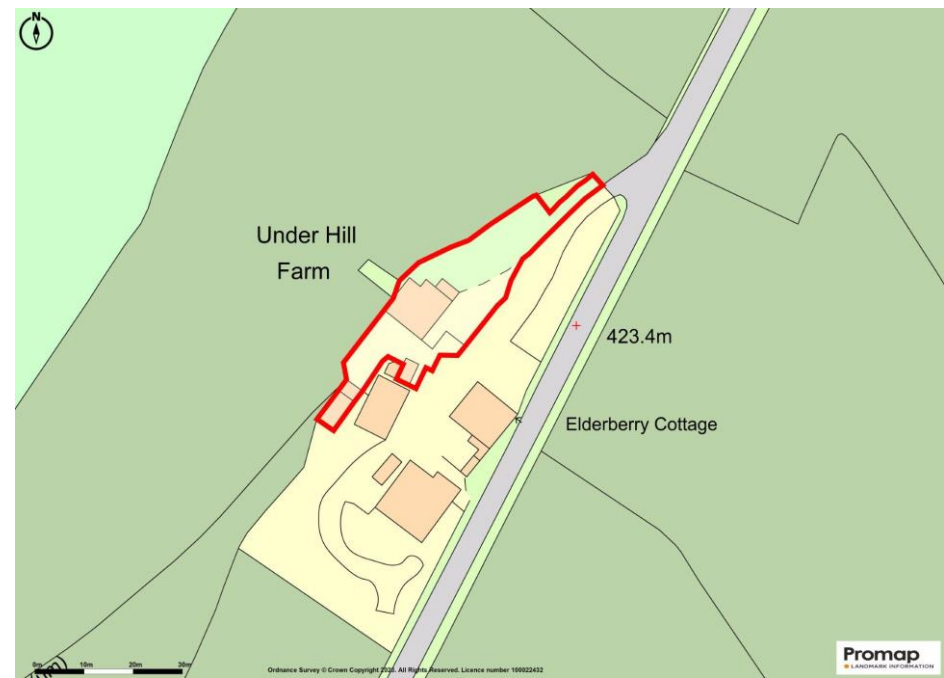


FIRST FLOOR



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.

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Directions

From our Derby Street, Leek, offices proceed into Ball Haye Street. Follow this road for a short distance and at the traffic lights turn right onto A53 Buxton Road. Follow this road proceeding out of the town for approximately six and a half miles and opposite the sizeable lay-by on the right, take the sharp turning left signposted Flash. Follow this road for a short distance and as the road forks, take the left hand fork. Follow this road proceeding out of the village of Flash for a short distance where Underhill Cottage is situated on the right hand side.

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