



Quarnford, Buxton, SK17 0SW.  
£400,000

Est. 1930  
**Whittaker  
& Biggs**

# Quarnford, Buxton, SK17 0SW.

South View, Quarnford is an exceptional four bedroom cottage, situated in the idyllic and popular village of Flash within the Peak National Park, offering open views over undulating surrounding countryside. Dating back to 1760 the property was constructed as a school house by John Bourne of Newcastle –Under- Lyme originally built as two buildings which have been joined over the years.

Ideal as a family home or readily suited for a second home or holiday let, the property has been renovated to a high standard throughout. In the early 1950s the freehold was purchased along with land next to the 'Three Chimneys' and in the early 2000s it was converted from a post office and village shop to a private residence along with a delightful allotment and off road car parking spaces for two vehicles.

Within has the potential for a separate annex if so desired, having its own kitchen, shower room and bedroom. Being well presented throughout the ground floor consists of a living room with multi fuel stove, kitchen/dining room with units to the base and eye level, breakfast bar, Rayburn solid fuel range, four ring electric hob, electric oven and pop up kitchen sockets. A utility room with units to the base, plumbing for a washing machine, space for a dryer, sink unit and stairs to the second bedroom sits behind the downstairs shower room. An entrance porch and hallway completes the ground floor.

To the first floor in total has four bedrooms along with the family bathroom having a bath with shower over, WC and pedestal wash hand basin.

Externally is a pleasant court yard being mainly laid to stone slab with mature plants and shrubs along with far reaching views. Around 100 meters up the bank road is space for two off road car parking spaces and a delightful allotment again with striking views over the Peak National Park.

A viewing is highly recommended.

## Situation

The cottage is within the Peak District National Park, 5 miles to the East of the popular village of Longnor, It is approximately 5 miles to the spa town of Buxton, 8 miles to the market town of Leek, and 120 miles to Ashbourne. Chatsworth House, Haddon Hall and Alton Towers Theme Park are within easy reach.



### Entrance Porch

Solid wood door to the front elevation, two UPVC double glazed windows to the front elevation, tiled flooring.

### Hallway

Solid wood door to the front elevation, radiator, stairs to the first floor, tiled flooring.

### Living Room 13' 11" x 15' 1" (4.23m x 4.61m)

Solid glazed door to the front elevation, UPVC double glazed window to the side elevation, under stair storage, multi fuel stove, stone hearth, stone surround, two radiators, exposed wooden beams.

### Kitchen / Dining Room 18' 11" x 11' 7" (5.76m x 3.52m)

UPVC double glazed window to the front elevation, two UPVC double glazed window to the rear elevation, units to the base, breakfast bar, granite work surfaces, pop up plugs, Rayburn range, electric oven, electric four ring induction hob, modern angled extractor fan, inset sink with drainer, chrome mixer tap, plumbing for a washing machine, integral fridge, tiled flooring, exposed wooden beams.

### Rear Hallway

UPVC double glazed window to the side elevation, exposed stone.

### Shower Room 8' 10" x 2' 11" (2.70m x 0.90m)

UPVC double glazed window to the side elevation, lower level WC, vanity wash hand basin, corner shower unit, radiator, chrome ladder radiator.

### Utility Room 6' 1" x 13' 1" (1.86m x 4m)

Units to the base, stairs to the first floor, plumbing for a washing machine, space for a dryer, space for a standing fridge freezer, inset sink, radiator, oil fired boiler.

### First Floor

#### First Floor Landing

Exposed wooden beams, built in storage cupboard.

#### Bedroom Two 9' 2" x 13' 0" (2.79m x 3.97m)

UPVC double glazed window to the side elevation, Velux style window, built in wardrobes, radiator, exposed wooden beams, exposed stone.

#### Bedroom One 14' 5" x 12' 0" (4.39m x 3.65m)

UPVC double glazed window to the front elevation, radiator.

#### Bedroom Three 8' 7" x 9' 4" (2.62m x 2.84m)

UPVC double glazed window to the front elevation, radiator, exposed wooden beams.

#### Bedroom Four 8' 8" x 9' 1" (2.65m x 2.78m)

UPVC double glazed window to the front elevation, radiator, exposed wooden beams, built in wardrobes.

#### Bathroom 5' 5" x 9' 4" (1.65m x 2.84m)

UPVC double glazed window to the side elevation, radiator, chrome ladder radiator, bath, electric shower over, lower level WC, pedestal wash hand basin, exposed wooden beams.

### Externally

To the frontage, laid to stone, mature plants and shrubs, access to the boiler room.

### Car Parking / Allotment

Two off road vehicle spaces. Allotment with green house, flower beds and seating area.



Note:  
Council Tax Band: C

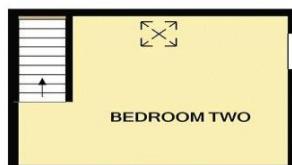
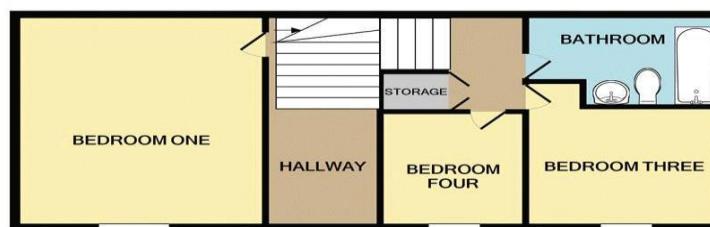
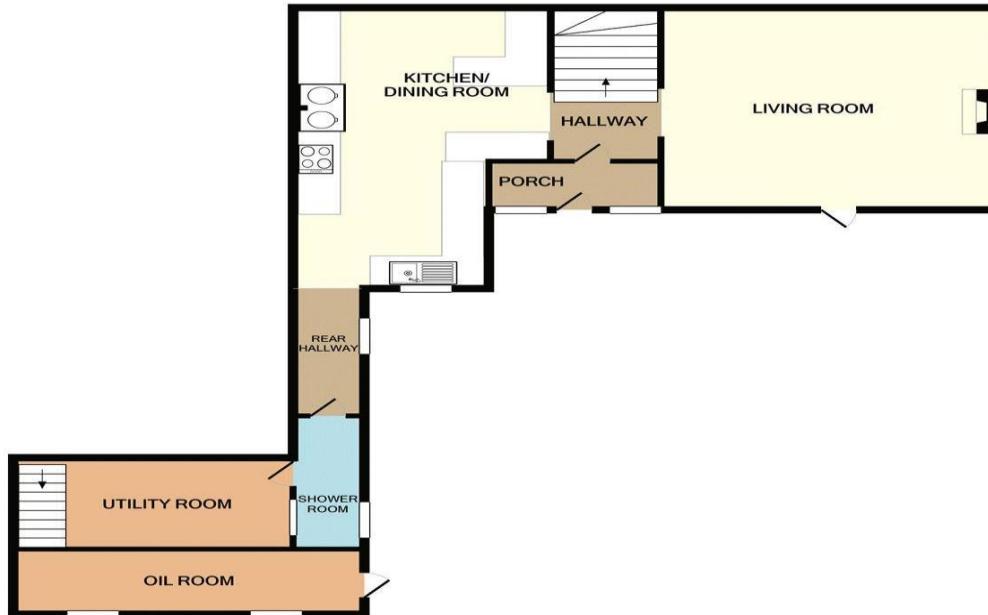
EPC Rating:

Tenure: Freehold









1ST FLOOR  
APPROX. FLOOR  
AREA 697 SQ.FT.  
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1332 SQ.FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 out for the town on the A53 Buxton Road. Follow this road for approximately six and a quarter miles passing through Blackshaw Moor and Upper Hulme. Upon reaching the 6 and a half mile mark take the first sharp left into Flash Lane signposted Flash Village. Proceed into the village and as the road forks take the left hand fork and the property is immediately located on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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