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Gytes Cottage, Priestcliffe Ditch, Buxton, SK17 9TH

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A charming three bedroomed cottage located in the hamlet of Priestcliffe Ditch, standing in generous gardens with driveway parking and detached double garage. This delightful cottage has versatile accommodation arranged over two floors with many attractive features including stone-built fireplaces, solid wood sash windows and lovely views across adjoining countryside. Originally built in the Victorian era, the property was extensively modernised and fully rewired between 2008 – 2012 yet provides the opportunity to fit and style the dining kitchen to ones own taste.

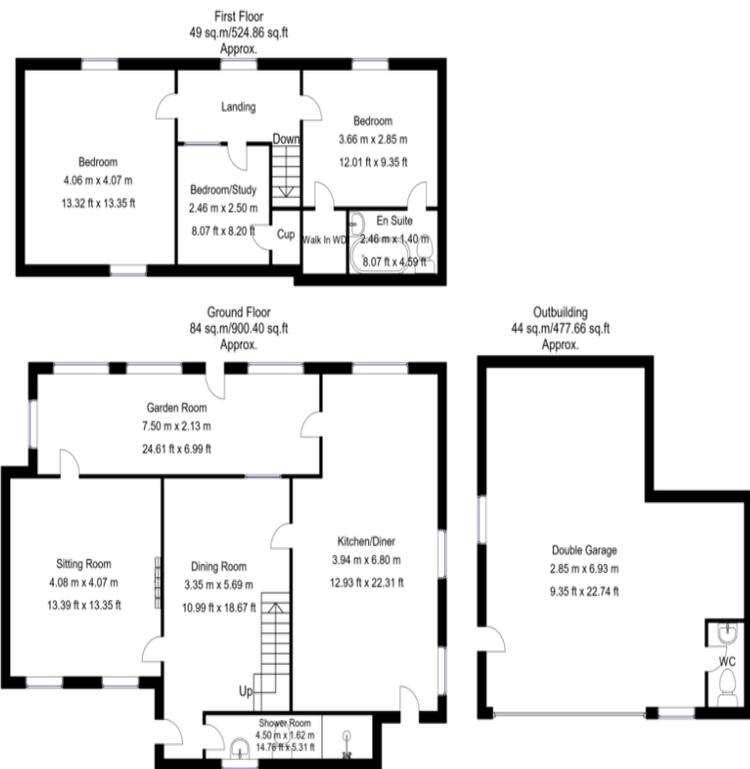
A solid wood front door opens to a broad reception hall with limestone tiled flooring, fitted storage and staircase rising to the first floor. A latched door opens to a downstairs wet room with chrome shower attachment, low flush WC and Victorian style wash basin. Accessed off the reception hall is a lovely front facing sitting room with pretty front facing view via two sash windows. The focal point of the room is provided by a limestone fireplace with herringbone style bricked back fireplace. Accessed off this room is a stunning glazed extension with delightful garden aspect. This versatile space features exposed stone work and opens to the rear garden. A large double aspect room with stable door to the front of the property completes the ground floor. This room has potential for a large dining kitchen with quarry tiling and underfloor heating throughout, however requires fitting out.

From the reception hall stairs rise to the first floor landing with rear facing window overlooking the garden and pine latched doors provide access to all rooms. Bedroom one has a generous double aspect with solid wood flooring and a pleasant view across neighbouring countryside. Bedroom two is a side facing double bedroom with walk in wardrobe and en-suite bathroom featuring low flush WC, bath, pedestal wash basin and heated towel rail. Bedroom three is a single bedroom with solid wood flooring and fitted storage.

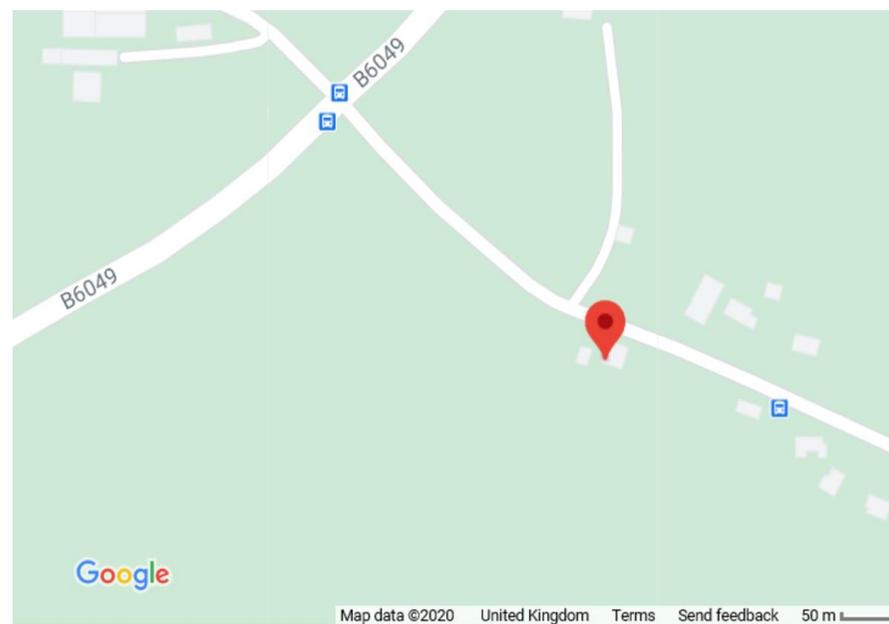
Outside, the front of the property is approached by an oak gated entrance leading to parking for two to three vehicles and access to a detached garage with space for two vehicles, workshop and storage space. The garage features a solid wood oak sliding door and separate door at the side. Lawn and gardens surround the property to three sides backing onto open countryside. Immediately to rear of the property is a stoned chipped area bound by dwarf stone walling. To the front of the property is pedestrian access to the lane. The boundaries are defined by dry stone walling and solid wood fencing.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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