

Rill Cottage

Hulme End

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Rill Cottage
Hulme End
Buxton
Derbyshire
SK17 0EZ

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A charming detached barn conversion delightfully well located in the heart of the Peak District National Park village of Hulme End. Close to the Manifold Valley visitors centre and café with access to the popular Manifold Valley trail.

The property is ideal for holiday letting and is sold subject to a holiday use occupancy restriction, permitting use as a holiday cottage only.

There is ample off-road parking to the rear with a useful outside storage shed, and a lovely flagstone lower level patio with generous upper level lawned garden. The aforementioned Rill is at the foot of the garden where the views over the neighbouring open fields and rolling countryside are enjoyed.

Asking Price
£300,000

Ashbourne Office - 01335 342201

ashbourne@bagshaws.com





Ground Floor

The property can either be accessed from the front door which leads into the main living area, or via the rear door into the ground floor bedroom. The main reception room extends across the front of the property, providing an open plan Living Dining Kitchen that retains much charm and character, featuring exposed beams to the ceiling and a wood-burning stove set on a stone hearth within the living area, with matching tiling throughout the whole room.

In the Kitchen area are kitchen units and worktop fitted to one wall, with space afforded for a dining table. The sink and drainer with mixer taps sit centrally on the worksurface, which is above the under-counter fridge space, slimline dishwasher, base-level kitchen cupboard, and electric oven. Stairs lead from the corner of the room to the first floor, with a step up to an internal access door through to the ground floor bedroom. This is currently designed with twin beds, featuring a tiled floor, a window to the rear, and an external door providing access to the rear courtyard.







First Floor



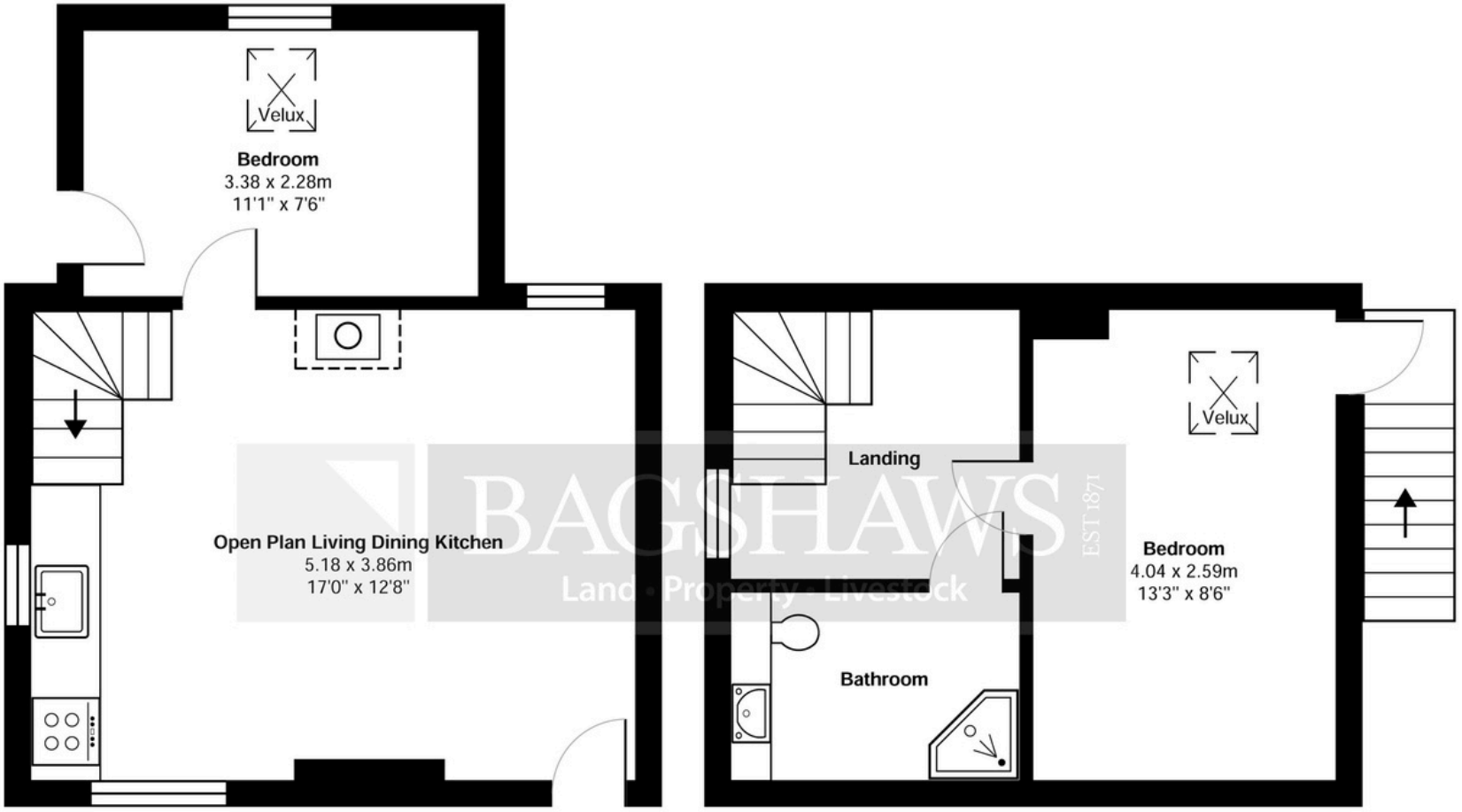
The staircase leads from the ground floor to the galleried landing area, which is equipped as a guest information and reading area with a wooden floor and access via latch doors to the master bedrooms and refitted shower room.

The shower room has been completely refitted in recent years, providing a vanity wash hand basin with cabinet storage beneath, a separate shower cubicle with a shower over, and a back-to-wall WC. It features a vaulted ceiling with exposed timbers.

The Master bedroom has a vaulted ceiling with exposed timber to ceiling, a timber floor, and a door to the side providing access to the external steps, as well as a Velux roof light window.







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Ground Floor **First Floor**

All measurements are approximate and for display purposes only

Externally

The property provides vehicular access via a gated driveway to the side of the property, which leads to a hardstanding area to the rear providing off road parking for a number of vehicles. There is a useful storage shed set here, with steps adjacent leading down to the lower level, flagstone patio seating area to the immediate rear, with a low level wall border and wrought iron estate fencing with a feature ornamental water pump. The patio area overlooks the generous lawned area with hedge boundary and rill at the foot of the garden with a post and wire fence border, which preserves the view over the neighbouring farmland and rolling countryside beyond.







General Information

Directions:
what3words; mailer.husband.shatters

Services:
Mains Water and Electricity. Private drainage.

Tenure and Possession:
The land is sold freehold with vacant possession upon completion.

Sporting and Timber Rights:
The sporting rights are not included with this property. We understand the timber rights are included as far they exist.

Viewing:
Strictly by appointment through Bagshaws Ashbourne Office on 01335 342201 or e-mail; ashbourne@bagshaws.com. Please be aware that the cottage is now actively let out for holiday use, therefore, viewings can only take place when there are no holiday guests occupying the property.

Fixtures and Fittings:
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Occupancy Restriction:
The property was approved planning consent for short let holiday use when converted and it was stated that the property shall not be occupied as a permanent dwelling or occupied by any one person for a period exceeding 28 days in any calendar year.

Local Authority and Council Tax:
Staffordshire Moorlands District Council and Peak District Nationsl Park (Planning authority).
The vendors currently pay business rates and not council tax as the property is a holiday letting

Broadband Connectivity:
It is understood that the property benefits from a satisfactory broadband service; We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.







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