



**Chapel House, Elkstones, Longnor, Buxton, Derbyshire, SK17 0LU**

**Price: OIRO £550,000**

- Detached stone cottage
- Spacious extended accommodation
- A quaint village in Peak District
- Lounge, dining room, breakfast kitchen
- Three bedrooms, toilet and shower room
- Off road parking for 2 vehicles
- Close to the market towns of Leek & spa town of Buxton

Nestled within the picturesque village of Elkstones in the heart of the Peak District, this delightful detached stone cottage exudes character and charm, lovingly maintained and extended by its current owner. The property offers a blend of tradition and modern comforts whilst providing spacious accommodation. There are three reception rooms, a breakfast kitchen and cellar to the ground floor, two of the reception rooms having log burning stoves which create a cosy ambience. The cellar could be used for extra kitchen space, hobby room, ample storage or home office. There is also a ground floor bathroom. Located on the first floor are three bedrooms, one bedroom having an en-suite W.C, and a luxury fitted shower room. A decked area leading from the kitchen is ideal for dining, relaxing and simply taking in the tranquility of the surrounding countryside. An area to the side of Chapel House is currently utilised for off road parking. Elkstones is a peaceful hamlet in the parish of Warslow and Elkstones situated high in the Staffordshire Moorlands with wonderful views and scenery for miles around. It is a short drive from the market town of Leek and Buxton and excellent road network links to Manchester, Derby and Stoke-on-Trent. There are beautiful walks directly from the doorstep of Chapel House. Don't miss this opportunity to make this charming cottage your own slice of the Peak District. Viewing is highly recommended to experience the charm of the property and of the friendly Elkstones village first hand. Coming to the market with no upward chain.

## Description

### Entrance Porch:

Quarry tiled flooring. Glazing to both sides and solid wooden door to the front elevation. Door into:

### Entrance Hall: 9' 1" x 6' 3" (2.78m x 1.90m)

A welcoming space having the stairs off to the first floor, with understairs cupboard, underfloor heating, window with useful storage seat to the front aspect and doors into the ground floor accommodation.

### Dining Room: 11' 9" x 9' 0" (3.57m x 2.74m)

A dual aspect room with a wonderful stone fireplace and hearth with a log burning stove. Exposed ceiling beams. Wooden flooring.

### Breakfast Kitchen: 12' 6" x 11' 7" (3.81m x 3.53m)

A range of pine units with granite work surfaces over, incorporating a ceramic sink with mixer tap. A range cooker and space for an integrated dishwasher, washing machine and fridge-freezer. Ceramic tiled flooring and painted ceiling beams. Windows to the front and side aspects and French doors out to the decked garden area. Stairs lead down to the cellar.

### Cellar: 11' 8" x 11' 7" (3.56m x 3.52m)

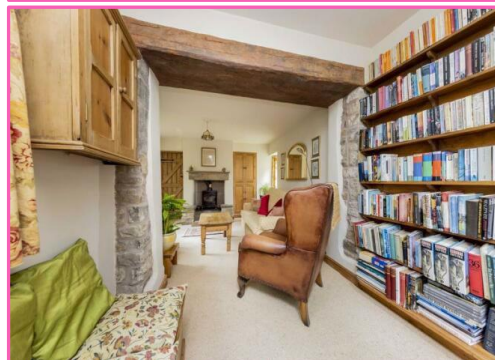
A useful cellar that has been tanked and has light and power, allowing the space to be utilised as an additional room, ideal for a home office, games room, or additional kitchen space.

### Lounge: 12' 1" x 10' 3" (3.68m x 3.12m)

A feature stone fireplace housing a log burning stove, with a stone mantle shelf. Electric heater, windows to the front and rear aspects, built-in full height cupboard, attractive built-in window seat.

### Snug / Office: 8' 0" x 8' 1" (2.44m x 2.46m)

A recent extension having two Velux skylights and windows to the front and side aspects allowing natural daylight to flow into the room and views down the lane. Electric heater.



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**Description**

**First Floor Landing:**

Velux skylights and a window to the rear aspect. Wall light and ceiling light fittings.

**Bedroom One:** 12' 6" x 11' 8" (3.81m x 3.55m)

Built-in wardrobe and shelving. Windows to the front and side elevation with feature bookshelf.

**Bedroom Two:** 12' 3" x 10' 4" (3.73m x 3.16m)

Two Velux skylights and windows to the front and side aspects. Exposed wooden flooring. Loft access hatch. Hand built wardrobes and shelving to fit.

**Bedroom Three:** 9' 3" x 9' 0" (2.82m x 2.74m max)

Built-in storage cupboard. Window to the front elevation. Electric heater. Door to:

**W.C.**

A en-suite cloakroom with low level W.C. and wash hand basin. Part tiled walls.

**Shower Room:** 8' 9" x 5' 5" (2.67m x 1.66m)

A luxury modern suite with large corner shower cubicle, wall mounted wash hand basin and low level W.C. Fully height wall tiling, mirrors, underfloor heating and tiled flooring. Recessed ceiling spotlights. Heated towel rail. Window to the front elevation.

**Outside:**

Having walled boundaries, gardens to front, rear and sides and parking space. Chapel House occupies an established plot, with the decked area leading from the kitchen offering an outside space for relaxing and dining with views of the surrounding countryside,



**Energy performance certificate (EPC)**

Current rating: <b>G</b>	Valid until: 21 July 2028
Property type: Detached house	Construction: 1920s
Total floor area: 104 square metres	

**Rules on letting this property**

**ⓘ You may not be able to let this property**

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can find out more at <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>.

Properties can be let if they have an energy rating from A to E. You could make changes to improve this at <https://www.gov.uk/guidance/energy-ratings>.

**Energy rating and score**

This property's energy rating is G. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 60.

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