

LOT

9 River View, Litton Mill, Millers Dale, Buxton, Derbyshire SK17 8SW

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Guide price\* £150,000+



## A three bedroom double fronted cottage in the heart of the Peak District in need of modernisation.

### Location

The cottage is located in Millers Dale a popular spot for anyone visiting The Peak District National Park. Miller's Dale central location allows walkers to explore the gorges of the Wye, Ravenstor, Cheedale both popular with rock-climbers. It is a popular beauty spot in the Peak District of England, much of the area being preserved as a Site of Special Scientific Interest. There are bus services, small church and a pub the Angler's Arms, 1km away is Ravenstor Youth Hostel and the former Millers Dale station is a popular car park giving access to the popular Monsal Trail for visitors. Millers Dale is within easy reach of the popular towns of Buxton (around 5 miles) and Bakewell with

its host and wide variety of shops, amenities, restaurants and pubs.

### Description

A double fronted period cottage situated in a charming rural hamlet in the heart of the Peak District National Park. The property now requires modernisation and refurbishment, is vacant, has three bedrooms, oil fired central heating, UPVC double glazing, rear garden and charming setting. The property will appeal to residential buyers looking for a project; someone wanting a second home or property professional looking for a holiday let opportunity. Viewing is essential to appreciate.

### Accommodation

**Ground Floor** Door opens into the kitchen with fitted cupboards and units, well proportioned lounge with stairs to the first floor, separate dining room with rear entrance door, scullery/utility room.

**First Floor** Landing, three bedrooms and bathroom/WC. Bedrooms to the front of the cottage enjoy pleasant aspect and views towards the River Wye.

**Outside** Elevated rear garden with planting. On street parking.

**Tenure**  
Freehold

**EPC**  
Energy Efficiency Rating E



**Auction Valuer**  
Lucy Crapper ANAVA

**Note**  
Plans shown are for information only and are not to scale.

**Viewing**  
Strictly by appointment with joint agent Blundells Auctions 0114 254 1185 or at weekends contact Bridgfords Buxton branch 01298 640072