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Bertin Cottage, Little Hucklow, SK17 8RT



# Bertin Cottage

Little Hucklow, SK17 8RT

A stone built detached four bedroom barn conversion, peacefully located in the picturesque village of Little Hucklow, with delightful garden, garage and off road parking for two/three vehicles. This charming family home has deceptively spacious accommodation arranged over two floors, with many attractive features.

The ground floor comprises of entrance porch, 21ft long sitting room with multi-fuel burning stove and a superb living kitchen with central island unit, oil fired Rayburn, stone flagged floor and underfloor heating.

At first floor level a landing gives access to three double bedrooms, a further single bedroom and family bathroom.

Outside, to the front and side of the property is patio garden bound by dry stone walling. Across a small lane is a garage with utility area, plumbing and electricity. Adjacent to this is a separate walled garden with lawn and seating area affording lovely views of the surrounding countryside.

An internal viewing is essential to appreciate this charming cottage in what is a peaceful and truly unspoilt Peak District village. Previous planning permission was granted which has now lapsed to extend the porch and garage.

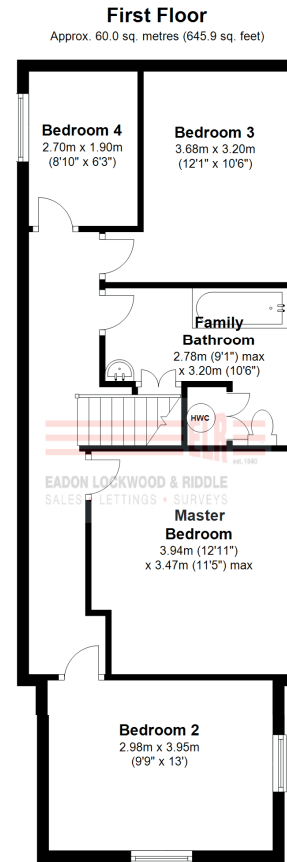
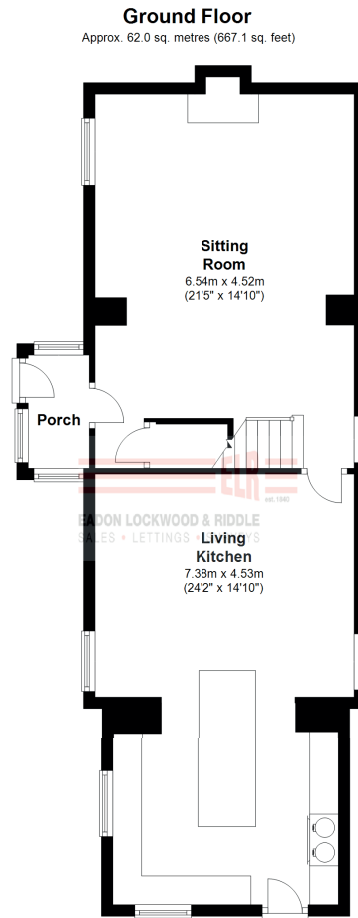
- Stone built detached barn conversion in the peaceful village of Little Hucklow
- Impressive living kitchen with island unit
- Sitting room with wood burning stove
- Garage and off road parking for upto three cars
- Four bedrooms
- Family bathroom
- Lovely separate walled garden
- Majority uPVC double glazed
- Delightful position with views over adjoining countryside
- Lapsed planning to extend existing garage to form a study and extend front porch





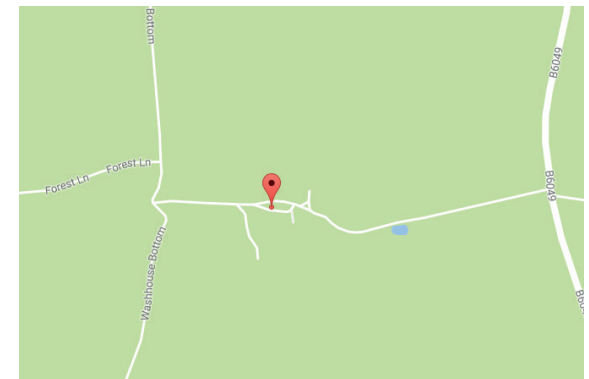






**TOTAL AREA:** Approx. 122.0 sq. metres (1313.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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