

INDIVIDUAL BUNGALOW PROPERTY IN PEAK PARK VILLAGE

**HOLMLEA
HARTINGTON
SK17 0AQ**



PRICE: O/A £265,000

Most pleasantly appointed and extended accommodation

DESCRIPTION

Occupying an enviable location within the extremely popular and sought after Peak Park village of Hartington this detached, two-bedroomed bungalow is considered likely to have broad appeal and be particularly suited to those looking toward a rural retirement as well as somebody seeking a weekend retreat or holiday cottage.

Benefiting from oil fired central heating and sealed unit double glazing throughout the property briefly comprises reception hall, sitting room, 'L' shaped fitted dining kitchen, two good sized bedrooms and bathroom with shower. Outside there are pleasant, easily managed gardens, car standing and a useful workshop/studio/store.

An early viewing is highly recommended.

ACCOMMODATION

A upvc panelled and sealed unit leaded stained glazed front door leads to



Entrance Hall having oak floor and all main rooms off.



Front Sitting Room 12'10" x 11'8" [3.91m x 3.56m] plus deep cant bay to the front with upvc sealed unit double glazed window. Attractive rustic brick fireplace with oak mantel, slate hearth and fitted French enamelled cast iron room heater stove.

'L' shaped Breakfast Kitchen 9'9" x 7'10" [2.97m x 2.39m] and 7'5" x 5'5" [2.26m x 1.65m] having ceramic tiled floor and inset ceiling spot lights. Large double panel central heating radiator and a very comprehensive range of good quality kitchen units in oak providing base cupboards and wall cupboards, fitted corner cupboards and glazed display cupboard.

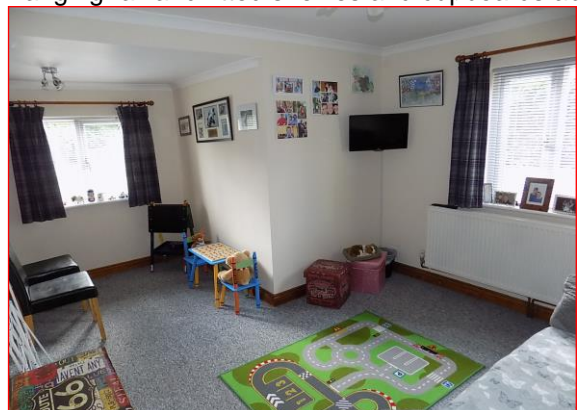
Tall shelved larder cupboard and matching drawer bank. Bottle storage unit and ample round edge work surfaces with inset single drainer stainless steel sink unit with mixer tap and upvc sealed unit double glazed window to the rear. Integrated dishwasher, inbuilt Zanussi double oven with electric four-burner hob over and brushed stainless steel extractor hood above. Wall mounted oil fired boiler for domestic hot water and central heating. Upvc sealed unit double glazed door to the exterior side.



Bedroom One (front) 12'9" x 10'1" [3.89m x 3.07m] with upvc sealed unit double glazed window to the front and double panel central heating radiator. Range of inbuilt bedroom furniture comprising three double opening wardrobes with fitted side shelf units, corner dressing table unit with flanking drawer bank and two bedside cabinets. Inset ceiling spot lights.



Bedroom Two 10'9" x 9'6" [3.28m x 2.89m] and 6'2" x 6' [1.88m x 1.83m] a very spacious 'L' shaped rear bedroom with corniced ceiling, upvc sealed unit double glazed windows to the side and rear and double panel central heating radiator. Useful inbuilt triple opening wardrobe and storage cupboard with hanging rail and fitted shelves and cupboards above.





Bathroom a well proportioned room with four-piece bathroom suite in white comprising panelled bath with tiled splash backs, low flush wc, pedestal wash hand basin with splash back tiling and fully tiled shower cubicle with glazed shower screen door and fitted Triton electric shower. Chrome towel rail radiator and large inbuilt linen and storage cupboard.



OUTSIDE

The property occupies a prominent position and stands behind a lawned front garden bounded by natural limestone wall. A pair of double opening wrought iron gates lead to a surfaced car standing area at one side of the bungalow whilst to the other side there are two further areas of lawned garden and a most useful stone outbuilding which is understood to have originally been utilised as an artists studio but now provides useful garden, general storage or workshop space. It provides a low flush wc and pedestal wash hand basin and there is provision and plumbing for an automatic washing machine and tumble drier. The building measures approximately 12' x 9' [3.66m x 2.74m] internally and has electric light and power connected.

There is a small courtyard garden area to the rear of the property with useful garden shed.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales band C

EPC RATING D

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

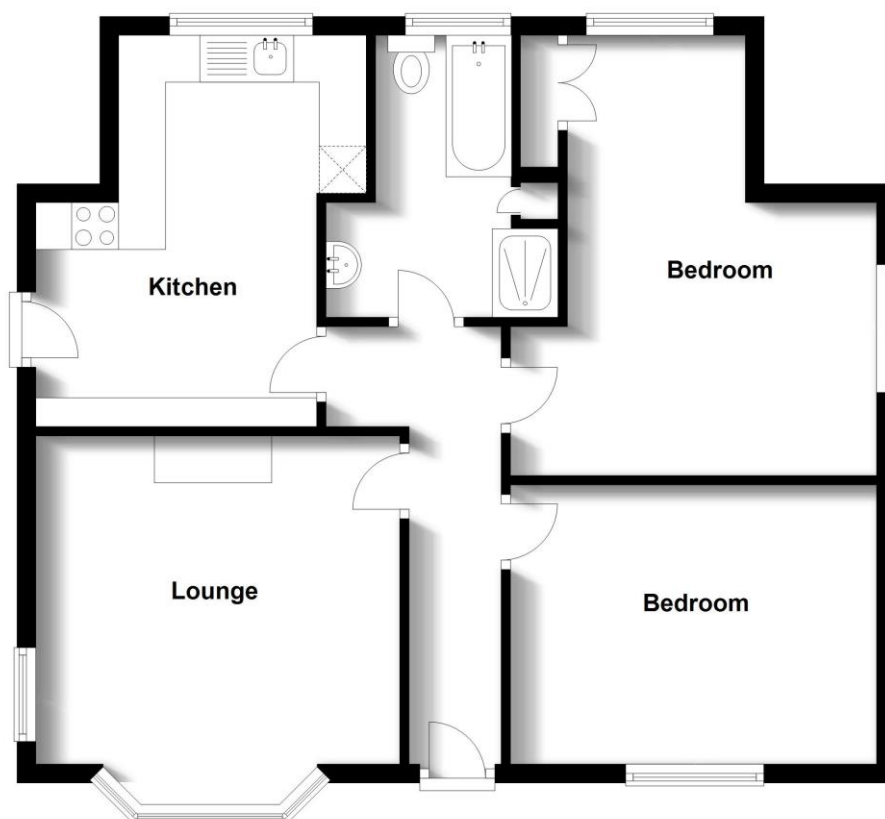
DIRECTIONS

From Ashbourne town centre leave in a northerly direction along the main A515 Buxton road. Continue along for some 12 miles or so before turning left signposted Hartington. Proceed into the centre of the village and at the marketplace turn right to Dig Street. Continue along and the property will be found on the lefthand side marked by our for sale board.

Ref: FTA2264

Ground Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



Total area: approx. 65.8 sq. metres (708.7 sq. feet)
Holmelea, Hartington, Derbyshire, SK17 0AQ

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.