

**SPACIOUS CHARACTERFUL HOME IN SOUGHT AFTER PEAK PARK
VILLAGE**

**THORNWELL
2 STALEY COTTAGES
HARTINGTON
NR BUXTON, SK17 0AQ**



PRICE: O/A £370,000

Generously proportioned three-bedroomed accommodation with
spacious garden

DESCRIPTION

Set in the very heart of the highly popular and sought after Peak Park village of Hartington this delightful, semi-detached, traditionally styled and constructed stone and tile property offers generously proportioned, three-bedroomed accommodation which is sealed unit double glazed throughout and is considered ideal for occupation by the growing family. Equally, the property would make an excellent weekend or holiday home retreat.

Briefly comprising spacious reception hall with cloakroom, front sitting room, dining room, kitchen, and large conservatory at ground floor level. The property has three bedrooms, one with en-suite facility, bathroom and separate wc at first floor level. Outside large forecourt providing car standing space, delightful private rear garden.

An early viewing of this delightful property is most highly recommended.

ACCOMMODATION

A leaded glazed and panelled front door leads to

Spacious Reception Hall with ceiling beam, night storage heater and staircase off to first floor level.

Understairs Cloaks & Storage Cupboard with low flush wc and wall mounted wash hand basin.



Front Sitting Room 15'5" x 12'9" (4.70m x 3.89m) plus deep cant bay. Having sealed unit double glazed sash window and window seat. Attractive polished marble fireplace with painted carved Adam style surround and fitted decorative fuel effect propane gas fire. Electric night storage heater.



Dining Room 13' x 11'2" (3.96m x 3.40m) with sash window to the rear and oil fired Rayburn cooking

range incorporating back boiler for domestic hot water. This room has a fitted sink unit with round bowl mixer tap, two base cupboards and work surfaces with adjacent provision for dishwasher. There is a further fitted worktop with drawers beneath.



Rear Kitchen 11'7" x 6'5" (3.53m x 1.95m) having single drainer stainless steel sink unit, five fitted base cupboards, four matching wall cupboards, ample round edge work surfaces with appliance space beneath having plumbing for automatic washing machine. Electric cooker point, ceramic tiled splashbacks.

Door from the kitchen leads to



'L' Shaped Conservatory 12'10" x 8'2" (3.91m x 2.49m) and 12' x 5'4" (3.66 m x 1.62m) being masonry based with a upvc sealed unit double glazed super structure over. A wide sliding double glazed patio door leads from the conservatory to the rear garden.

Return staircase to first floor level with half landing leading to rear landing and also to the spacious front galleried landing.



Bedroom One (front double) 12'10" x 10'2" (3.91m x 3.09m) with most attractive painted cast iron original decorative fireplace, night storage heater and sealed unit double glazed sash window to the front. This room enjoys delightful aspect over the centre of the village across the pond and towards the Market Place area.



Bedroom Two (rear) 13' x 11'1" (3.96m x 3.38m) (maximum overall measurements). Again having a most attractive painted cast iron original decorative fire place, electric night storage heater and upvc sealed unit double glazed window to the rear.

En Suite Shower Room with fully tiled shower cubicle, Mira Zest electric shower control, low flush wc and wall mounted wash hand basin.

Bedroom Three (front) 9'8" x 9'4" (2.95m x 2.84m) with sealed unit double glazed sash window to the front.

Rear landing with upvc sealed unit double glazed window and doors off to

Family Bathroom having pine panelled bath with ceramic tiled splashbacks and fitted Mira electric shower. Pedestal wash hand basin and sealed unit double glazed upvc window. Electric towel rail radiator, downflow heater and in built cylinder and airing cupboard with insulated copper hot water cylinder and fitted immersion heater.

There is a separate low flush wc also accessed from the rear landing with upvc sealed unit double glazed window.



OUTSIDE

The property occupies a central location within the village just adjacent to the village duck pond. There is an extensive block paved forecourt parking area

which is accessed through double opening timber gates.

There is a gated pedestrian side access which leads down the side of the property past the oil storage tank and timber log or garden store and through a further gate which opens to the rear garden.

The property has the benefit of a most delightful rear cottage garden with extensively planted beds and borders, rose garden, lawn, mature trees, evergreens and shrubs and a most delightful secret paved patio sitting area.

There is a timber garden shed and also a most useful stone and tile two compartment workshop/store. The rear garden enjoys a very high degree of seclusion, security and privacy and can only be properly appreciated by a personal inspection.



SERVICES

It is understood that mains electricity and drainage 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 band E.

EPC RATING F

VIEWING

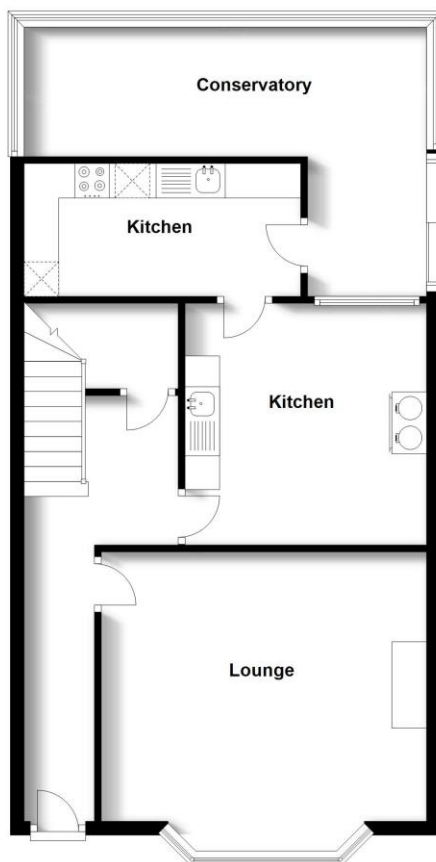
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a northerly direction along the main A515 Ashbourne to Buxton road. After some 10 miles or so turn left as signposted to the village of Hartington. Proceed into the centre of the village and by the Market Place bear to the left and the property will be noted beyond the duck pond marked by our for sale board.

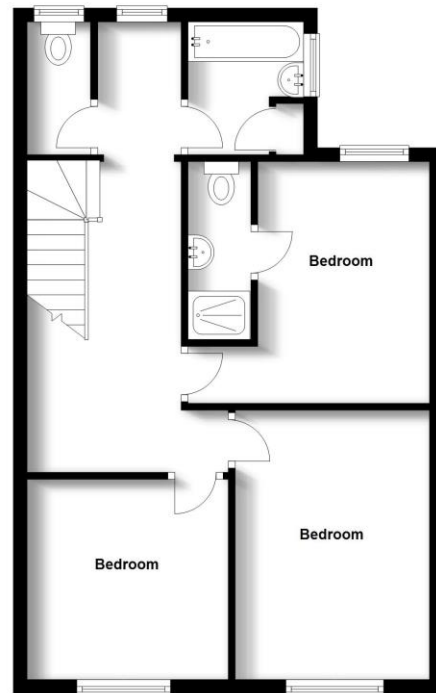
Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



Total area: approx. 119.2 sq. metres (1282.7 sq. feet)

2 Stacey Cottages, 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.