

**DALE VIEW
MAIN ROAD
STONEY MIDDLETON
HOPE VALLEY S32 4TN**



O A £228,500

A stone built three storey house with garage, enjoying a Peak District village location.

Built of natural stone beneath a tiled roof and standing to the end of a terrace of four similar properties, Dale View provide generously proportioned two bedroom accommodation, which is well suited to the first time buyer, small family or perhaps second home investor. Each of the three storeys benefits from high ceilings and character features. The ground floor and lower ground floor are each open plan providing a spacious living kitchen and sitting room, whilst to the upper floor there are two good bedrooms and a bathroom. There are no formal gardens, making for easily managed living, and with the benefit of a garage and other outside storage.

Lying at the heart of the Peak District National Park with neighbouring villages including Eyam, Calver and Froggatt, the nearby Gritstone Edges providing excellent walking and exploring. The larger towns of Tideswell and Bakewell are each just a short drive for local shops and facilities, while the neighbouring centres of employment of Buxton, Matlock, Chesterfield and Sheffield are all commutable by road.

- Peak District village
- Character stone cottage
- Generously proportioned
- Two double bedrooms
- Open plan living
- Accommodation spread over three floors
- Garage / store
- Viewing highly recommended

PHOTO GALLERY



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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.



ACCOMMODATION

Accessed at lower ground floor level, a cottage style stable door with bulls eye light opens to a...

Living kitchen – 5.42m x 3.18m (17' 8" x 10' 4") plus 2.64m x 2.3m (8' 6" x 7' 5") the kitchen area is fitted with a good range of modern cupboards, drawers and wood block effect work surfaces, which return to provide a breakfast bar facility. There is a stainless steel sink unit, plumbing for an automatic washing machine, integral fridge and freezer. A stone and brick arched chimney breast provides a position for a range style cooker and extractor hood, and there are windows to the rear and side elevations. The whole room is finished with a ceramic tiled floor being well proportioned for space to create a dining or sitting area. There is further built-in cloaks storage and flight of stone stairs which rise to the upper ground floor.

Sitting room – 5.71m x 5.6m (18' 7" x 18' 4") maximum, an L-shaped room covering the whole upper ground floor and with external door from the roadside entrance. The character room includes an arched brick fireplace with a raised hearth siting a solid fuel cast iron stove. There is a pine boarded floor, uPVC double glazed window to the front and two sash windows to the rear all allowing good natural light.

Stairs lead off to the first floor **landing** again with pine boarded floor which continues through all rooms.

Bathroom – fitted with a elegant modern suite to include a free standing bath with ball and claw feet and Edwardian style mixer taps, pedestal wash hand basin and WC with high flush pan. Three steps rise to a separate walk-in shower cubicle with tiled surround, glazed screen and chromed mixer shower. An exposed roof timber and multi-paned window.

Bedroom 1 – 2.30m x 3.62m (7' 5" x 11' 9") with a side facing uPVC double glazed window allowing an interesting outlook across the neighbouring village roof tops.

Bedroom 2 – 3.18m x 2.97m (10' 4" x 9' 7") a smaller double or twin bedroom with windows to the front and side.

OUTSIDE

A pedestrian and vehicular access leads from the side of the house and to the rear, the right of way shared with the neighbouring properties. To the side of the house, off the driveway, is a small store and off the larger courtyard area there is the benefit of a **garage store** stone built with a flat roof and twin wooden doors. A small fenced forecourt provides pedestrian access off Main Road to the front.

TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and partial uPVC double glazing. No test has been made on the services or their distribution.

COUNCIL TAX – Band A

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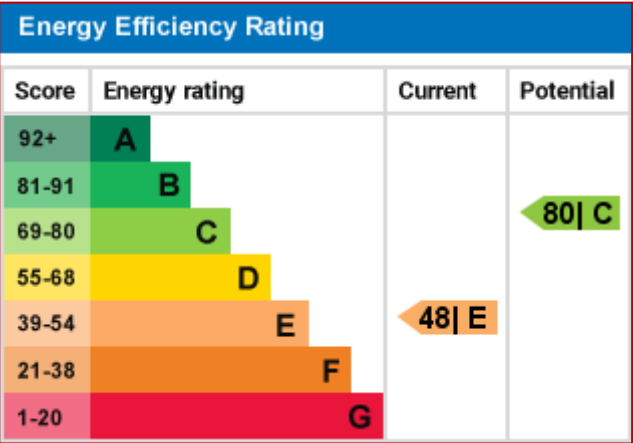
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation. Note: the range cooker is available by separate negotiation.

DIRECTIONS – Approaching Stoney Middleton from the direction of Calver or Bakewell, proceed onto the A623 towards Stoney Middleton. On entering the village, proceed to the centre, passing The Moon Inn and the stone cross at the foot of High Street and Dale View can be located on the right hand side just beyond the turn into The Nook. For initial viewings, it is recommended to park on The Nook or nearby.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9937

EPC Graph



Floor Plan

