

# Plot O

Peakland Grange, Stonewell Lane, Hartington, Buxton, SK17 0AH

John  
German



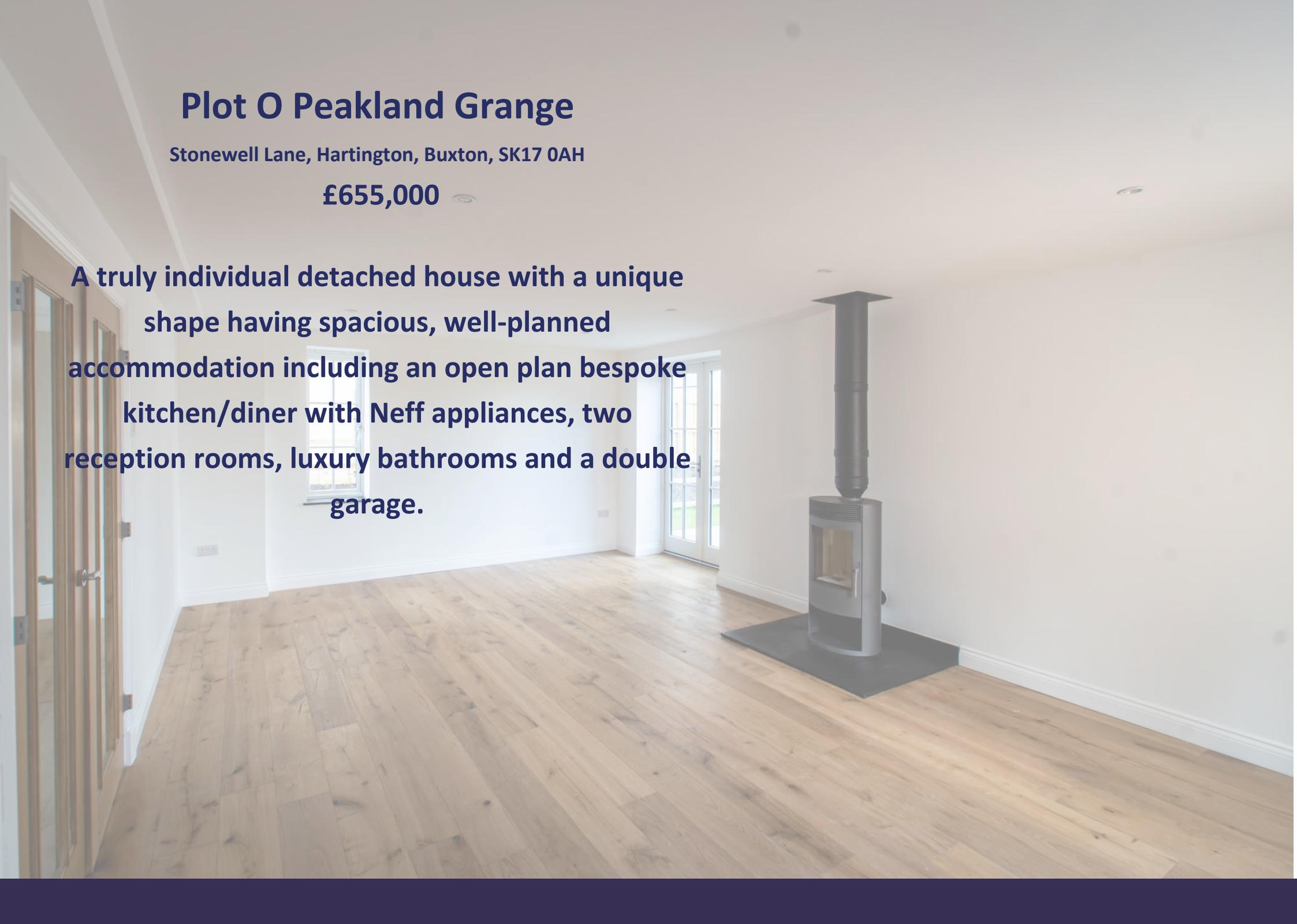


# Plot O Peakland Grange

Stonewell Lane, Hartington, Buxton, SK17 0AH

£655,000

**A truly individual detached house with a unique shape having spacious, well-planned accommodation including an open plan bespoke kitchen/diner with Neff appliances, two reception rooms, luxury bathrooms and a double garage.**



Peakland Grange is an exciting brand-new development of 26 bespoke, new and converted homes situated in the picturesque Derbyshire village of Hartington. These superior homes will offer a range of traditional styles and contemporary finishes, and enjoy the next generation ICF system, offering the homeowner the latest in environmental and recyclable design. Phase 1 is now being released and a showhome open on selected days for pre-arranged viewings. Each of the properties will offer practical and well-planned living accommodation and will be finished throughout to the very highest of standards, both in construction and interior fitments. Each home has been sympathetically designed to immerse into the historic Peak District village of Hartington and the site itself is bordered by open countryside and is situated just off the centre of the village. All of the properties will be finished in natural stone with Staffordshire blue tiles, landscape gardens and parking, garages (plot specific), air source heating, individually designed kitchens of the highest quality by Buxton Woodworks and appliance packages with a contemporary high end specification and a choice of finishes.

The Government's drive for greater sustainability and efficiency in the construction sector has encouraged alternative methods of building. Building with ICFs has huge advantages in energy saving, fire safety, thermal efficiency and acoustic performance. ICF systems are A+ rated according to the BRE Green Guide to specification assessment scheme, making these homes amongst the most sustainable and environmentally responsible building systems available today. Amos Group are proud to present this innovative system at Peakland Grange in this beautiful Derbyshire Peak District village setting.

Offering a truly individual detached home which has an unusual and intriguing shape, the spacious and well-planned living accommodation has four bedrooms over two storeys.

On the ground floor is a fantastic open plan bespoke kitchen/diner with central island, high quality Neff appliances and beautiful stone worktops. Appliances include an induction hob with integrated extraction unit, double ovens, matching microwave and separate warming drawer, double bowl sink with kettle tap, dishwasher and fridge/freezer.

There is also a fitted utility room, ground floor guest cloakroom and a separate study.

A dual aspect sitting room has a log burning stove and solid oak flooring.

On the first floor, the master bedroom enjoys fitted wardrobes and a luxury fitted en suite. There are three further bedrooms and a magnificent family bathroom.

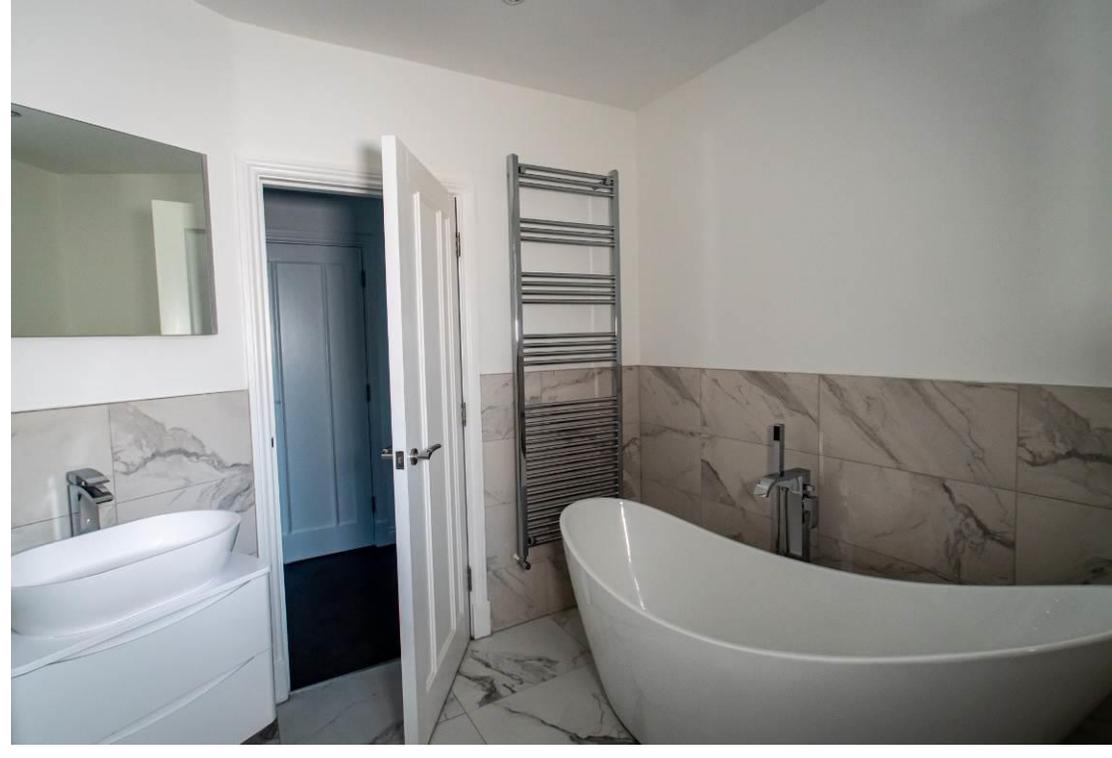
Outside there is a driveway leading to a double garage and gardens enclosed with partial dry stone walls.

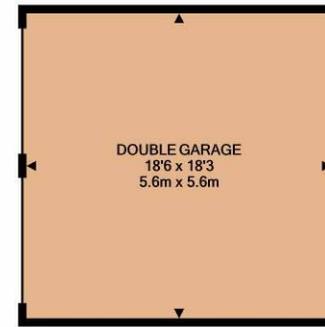
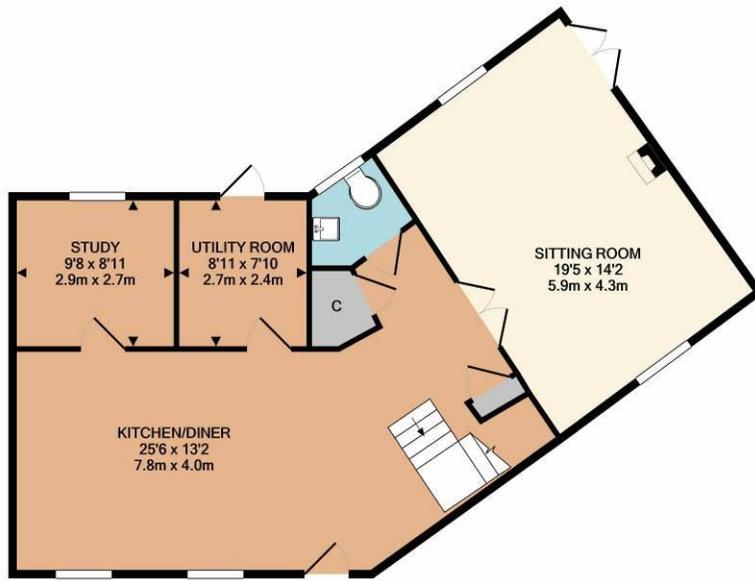
This home will be finished to the highest standard boasting natural stone finish and Staffordshire Blue tiles. Also supplied with electric air source central heating to promote eco-friendly sustainability.

The village of Hartington is situated within the beautiful Peak District National Park. Hartington has been an important village since the Middle Ages and was granted a market charter in 1203 by William DeFerres and became a major centre for a large rural population from the many isolated farms in the surrounding areas which it still is today. The village is centred around the spacious square with the much-photographed duck pond and numerous charming old limestone properties including The Charles Cotton Hotel, St Giles Church, The Market Hall and Hartington Hall. There is also an impressive selection of gift shops, cafes and pubs, as well as a speciality cheese shop and small pottery. Hartington itself is surrounded by some of the most beautiful scenery and countryside in England with a huge network of footpaths and walking trails in all directions. There are good road links to neighbouring towns and cities to include Buxton, Ashbourne, Sheffield, Manchester, Chesterfield and Derby.

Directions: From Ashbourne take the A515 Buxton Road. Continue along the A515 through Newhaven and take the left turning signposted Hartington. Proceed in the centre of village and with the duck pond on your right go straight ahead onto Stonewell Lane where Peakland Grange can be found after a short distance.





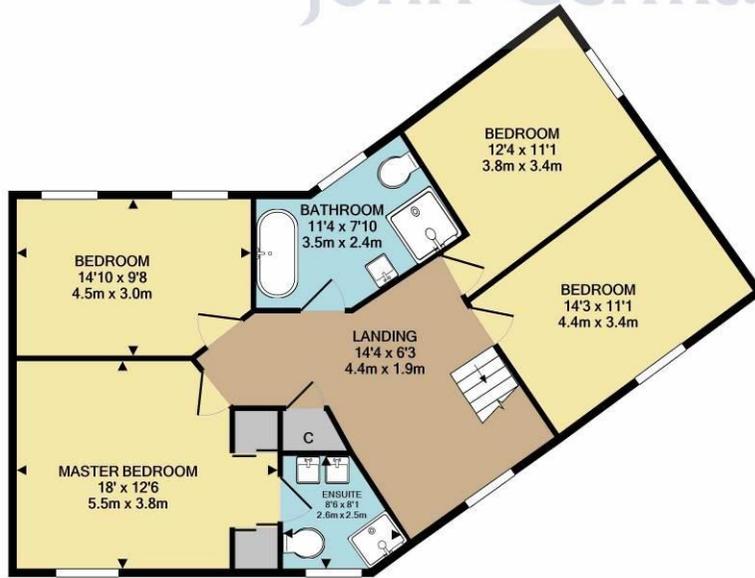


GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR

John German



1ST FLOOR



**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, and electricity are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability. The property has under floor heating on the ground floor and radiators upstairs with air source heat pump also providing hot water. There is fibre broadband serving the site - further details on request.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk);

[www.derbyshiredales.gov.uk/planning-a-building-control](http://www.derbyshiredales.gov.uk/planning-a-building-control)

**Local Authority:** Derbyshire Dales

#### Agents' Notes

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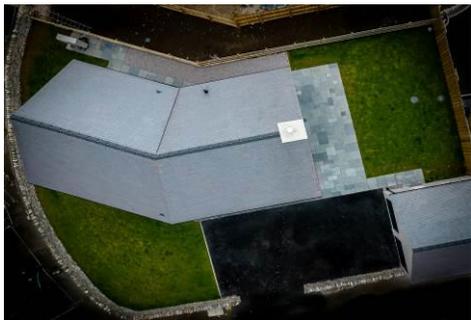
#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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AWAITING EPC MEDIA



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