

11 Stonewell Lane (Plot G)

Hartington, Buxton, SK17 0AH

John German





Photos of other plots on site to show the external finishes





11 Stonewell Lane

Hartington, Buxton, SK17 0AH

£695,000

A five-bedroom detached house in a prestigious corner plot at the entrance of this highly sought after development enjoying beautiful long distance southerly views.

Last remaining plot on the front with exclusive views over the rolling Derbyshire Dales.

Photo of other plot on site to show standard of specification

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 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. Plot G is now under construction and is due for completion in autumn 2021. A showhome is open on selected days for pre-arranged viewings to understand the quality of build and the beautiful location these homes occupy.

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 fittings. 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.

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.

Plot G has limestone elevations with Staffordshire blue tiles and sits within a landscaped garden mostly bounded by stone walling and enjoys wonderful southerly views across fields to the Dales beyond. A generous rear drive leads to the garage, which has an electrically controlled up and over door, with direct internal access to the house via the utility. The house will benefit from an air source heat pump with underfloor heating to the ground floor and radiators on the upper floors. There will be an Individually designed bespoke kitchen and appliance packages with a contemporary high end specification including stone worktops and quality appliances. The design will include a full range of appliances with fridge/ freezer, induction hob, integrated extraction unit, double ovens, double sinks and dishwasher.

Offering spacious and well-planned living accommodation with five bedrooms over three storeys, this detached home has an open plan living/kitchen/diner with French windows on to garden from the dining area. The separate lounge has a woodburning stove and French windows onto the garden and patio areas. There is also a study and fitted utility.

On the first floor, the master suite has a walk through dressing area with fitted wardrobes and a luxury fitted ensuite with far reaching views from the bedroom. There are two further double bedrooms and family bathroom on this floor. On the second floor there are two double bedrooms and bathroom with separate shower cubicle and excellent eaves storage space.

Flooring will be a combination of oak plank flooring and tiling to the ground floor and bathrooms and carpets to bedrooms and landings.

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.



Photo of other plot on site to show the standard of specification

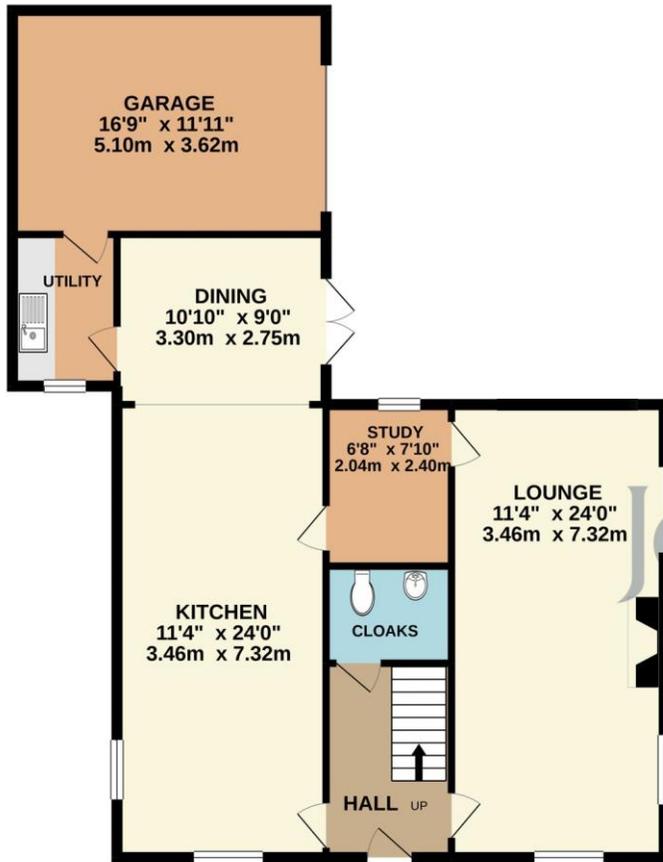


ge:

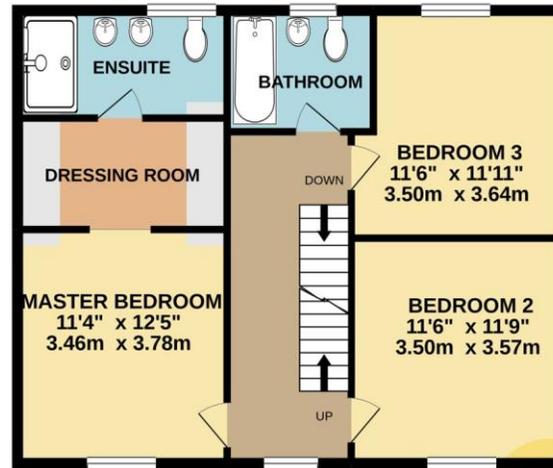
Internal photos of other plots on site to show the standard of specification



GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



2ND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021



Photo of other plots on site to show the standard of specification

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 with air source heat pump. There is fibre broadband serving the site - further details on request.

Useful Websites: www.environment-agency.co.uk; www.derbyshiredales.gov.uk/planning-a-building-control

Local Authority: Derbyshire Dales

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



This project is registered with ICW and offers a 10-year structural warranty with each new home. ICW are a leading provider of building warranties for new homes, which ensures that your home has been built to the highest standards of construction.

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

