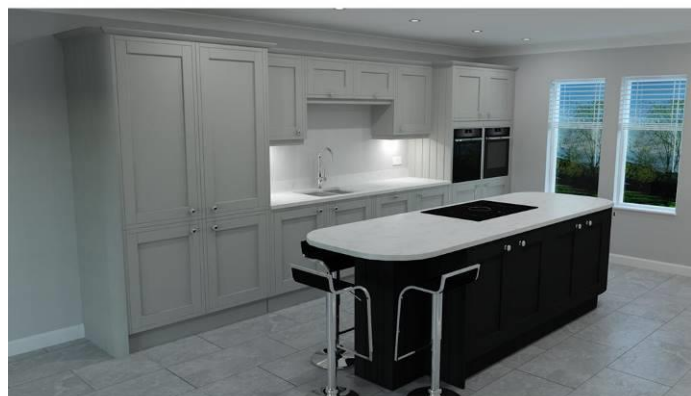


# Stonewell Lane

Buxton, Derbyshire, SK17 0AH



## Plot R

An exciting development of 26 rural bespoke, new and converted homes offering a range of traditional styles and contemporary finishes, enjoying the next generation ICF system, offering the homeowner the latest in environmental and recyclable design.

**£750,000**

**John German**

This historic, world-famous village is set on plateau in the heart of the Peak District National Park, surrounded by the awe-inspiring granite outcrops that the peak district is known for whilst coupled with good road links to neighbouring towns and cities including Buxton, Ashbourne, Sheffield and Manchester. With a wealth of local amenities on offer, including public houses, restaurants, cafés and shops, the village bustles all year round with an emphasis on community spirit and is an ideal location for those seeking a plethora of accessible outdoor pursuits. Finished in natural Limestone and completed with a landscape garden, available parking with double garage, and an air source heat pump.

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 it amongst the most sustainable and environmentally responsible building systems available today, Amos Group are proud to present this innovative system at Peakland Grange. This contemporary home has been built to a progressive layout designed to support modern living with every convenience and finished to a very impressive standard worthy of its surroundings.

Accommodation

The ground floor opens into a spacious entrance hall with staircase rising to the first floor, whilst doors lead off to the right and left providing access to the main living spaces, plus the ground floor cloaks/WC. To the right-hand side is an elegant double aspect lounge with French doors opening out onto the rear garden. Across the hall is a glamorous, open plan dining kitchen including a large, feature island.

The individually designed kitchen features a boiling water tap providing hot, cold and instant boiling water, and the Samsung appliance package includes fridge, freezer, dishwasher, combination microwave, vented hob, and separate oven.

On the first floor is a guest bedroom with the added benefit of a dressing room and en-suite. Doors also lead off to three further double bedrooms, all of which are served by a fully fitted family bathroom.

The master bedroom spreads across the second floor, also with a walk-in dressing room and private en-suite.

Outside, the driveway provides ample parking as well as access to the double garage, plus space designated to the rear of the garage for utilities. The rear garden is fully enclosed and laid to lawn with a stunning backdrop over fields set in the basin of granite outcrops for which the area is renowned.

Agents Notes:

- The heating is via an Air Source Heat Pump.
- The images used within this brochure are for illustrative purposes only.
- The property is attached to plot S’s garage and the bedroom over.

**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.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications](http://www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications)

Our Ref: JGA/15062022

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band TBC



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.  
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## 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.

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