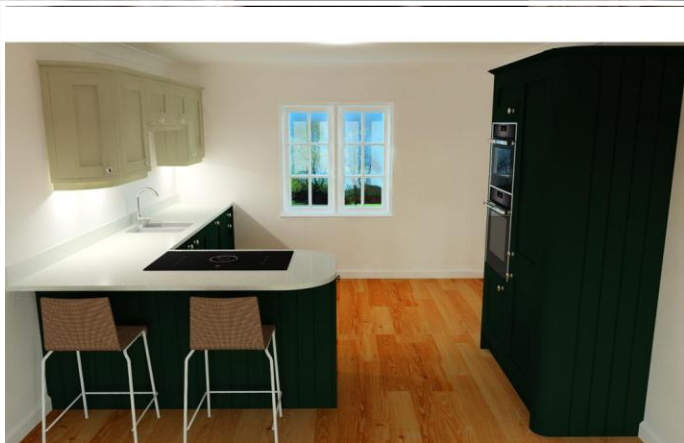


Stonewell Lane

Hartington, Buxton, SK17 0AH



An exciting development of 26 rural bespoke, new and converted homes offering a range of traditional styles and contemporary finishes.

Plot T £575,000

John German

One of the last remaining plots on this spectacular development to be released. Demand has been exceptional! Don't miss out on your last chance to secure what is truly a dream home in this famous location surrounded by awe inspiring natural beauty.

This historic village is set on plateau in the heart of the Peak District National Park surrounded by the magnificent granite outcrops which the Peak District is renowned for, providing good road links to neighbouring towns and cities including Buxton, Ashbourne, Sheffield and Manchester. Together with a wealth of local amenities on offer, to include 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.

Entrance to the property is via a spacious central entrance hall with tiled floor and stairs rising to the first floor.

Off the entrance hall sits a ground floor WC with a two piece suite comprising low flush WC and wash basin.

To the left hand side of the entrance hall is a double aspect living room with windows overlooking both the front and rear elevations, oak flooring and contemporary styled log burner with glass door.

On the opposite side of the property is the dining kitchen, which again has a double aspect with a tiled floor. Fitted with a comprehensive range of units, Quartz worktops, a boiling hot water tap and Samsung appliance package which includes fridge, freezer, dishwasher, and double oven incorporating combination microwave and vented hob which are all offered with a 5 year warranty. The kitchen is beautifully finished with great attention to detail and completed with French doors leading from the dining end of the kitchen to open out onto the rear garden.

The separate utility room has space for appliances and a tiled floor.

On the first floor, the bedrooms are arranged around a central landing which will be carpeted along with all the bedrooms.

The master bedroom is a lovely size and overlooks the rear garden, together with storage provided by built-in wardrobes. Additionally, are the added benefits of a private ensuite, fitted with a shower, towel rail, vanity unit and basin, low flush WC, and completed with extensive tiling.

The remaining bedrooms are both doubles, with bedroom two also overlooking the rear garden and having built-in wardrobes. Whilst bedroom three overlooks the front.

The family bathroom is extensively tiled with shower over bath, towel rails, low flush WC, vanity unit and basin.

Outside off-road parking is provided by a driveway and carport with landscaped gardens to the rear.

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

Services: Mains water, drainage, electricity and LPG central heating 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
www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications

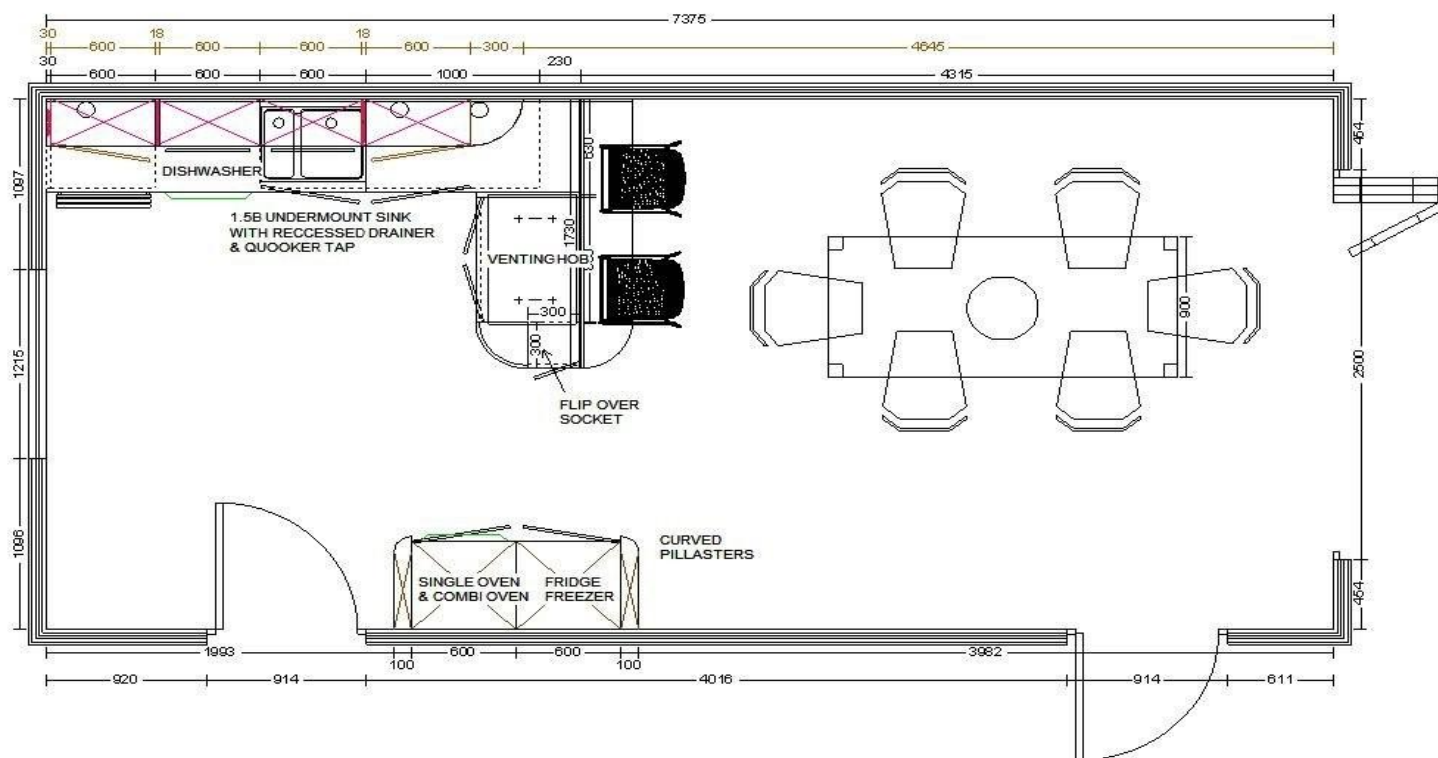
Our Ref: JGA/04082022

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



PLOT T, PEAKLAND GRANGE

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.

AWAITING EPC MEDIA

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