

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



Pancake Cottage, Dale Terrace, Cressbrook, SK17 8SY

# Pancake Cottage, Dale Terrace, Cressbrook, Derbyshire SK17 8SY

**Tenure:** Freehold

**EPC Rating:** F

**Council Tax:** Band B

**Local Authority:** Derbyshire Dales

A three bedroomed mid terraced cottage beautifully positioned in the village of Cressbrook benefitting from private garden and single garage. Occupying a spectacular setting with far reaching views across the River Wye Valley this charming property has accommodation arranged over three floors including a stunning barrel arched cellar.

An entrance porch opens to the kitchen with a range of units surmounted by worktop incorporating a sink and drainer and space for a standalone oven and washing machine. The kitchen features an integral freezer and a latched door provides access to the barrel arched cellar by a stone staircase. At the cellar head there is shelved storage space. Accessed from the kitchen is a spacious sitting room with York stone flagged flooring and front facing window with lovely view across the valley. The focal point of the room is provided by a wood burning stove set upon a brick backed hearth. A solid wood front door provides access to the garden.

Stairs rise to the first-floor landing with access to all accommodation. Bedroom two is a front facing bedroom with fitted wardrobes and lovely views across the valley. Bedroom three is a rear facing single room ideal as a home office or nursery. A family bathroom serves these bedrooms featuring a WC, pedestal washbasin and bath with electric shower over.

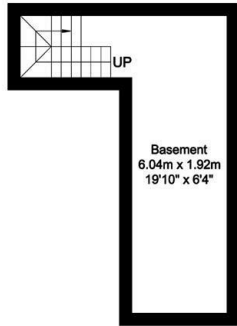
Stairs rise to the top floor bedroom which has spectacular views across the valley, fitted storage and eave storage.

Outside to the rear of the property is a stone-built garage with solid wooden double doors. Immediately, to the rear of the property is a small patio garden with lovely views across the valley. The property also features a separate garden.

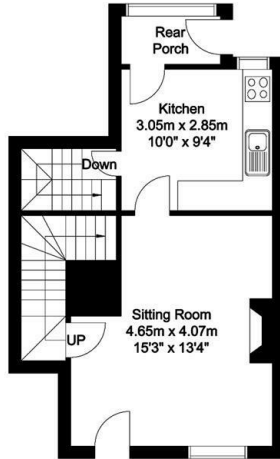




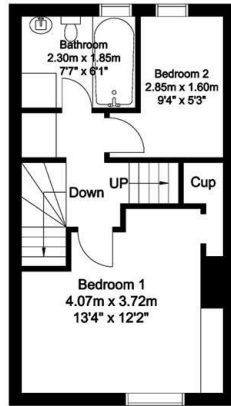
**Basement**  
14 sq m/150.69 sq ft  
Approx.



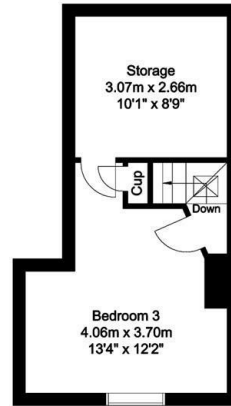
**Ground Floor**  
36 sq m/387.50 sq ft  
Approx.



**First Floor**  
31 sq m/333.68 sq ft  
Approx.



**Second Floor**  
26 sq m/279.86 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2022



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.