



# Hollyoak, Market Square

TIDESWELL, SK17 8LQ

**Price :** Offers In The Region Of £349,950

**Tenure :** Freehold

**EPC Rating :** D

**Council Tax :** Band C

**Local Authority :** Derbyshire Dales

A charming three bedroomed 17th century cottage beautifully positioned in the village of Tideswell benefitting from easily maintained gardens and lovely views across the village. Occupying a superb location within easy access of excellent village facilities, and with parking readily available, this picturesque cottage offers excellent accommodation arranged over two floors.

A front door opens to a porch which in turn opens to a dining room with front facing window and beams to the ceiling. An opening leads to the adjoining sitting room with a stone built fireplace and living flame gas fire and views across the market square. The spacious dining/kitchen is open plan with adjoining snug area and stone-built fireplace and multi-fuel stove. The room has tiled flooring throughout, under-stairs storage cupboard and underfloor heating. The kitchen features a range of panelled units with solid wood worktops incorporating fitted dishwasher, washer/dryer and



- 17th century three bedroomed cottage
- Galleried landing
- Formerly two separate cottages

- Dining kitchen with adjoining snug
- Three double bedrooms
- Underfloor heating in dining/kitchen

- Dining room, sitting room and conservatory
- Family bathroom
- Offered to the market with no onward chain



under-counter fridge and a freezer. The kitchen features a five burner range and peninsular unit with breakfast bar ideal for entertaining. A ceramic sink and drainer with waste disposal unit is set beneath a window overlooking the garden. French windows lead to a conservatory with underfloor heating and garden aspect and French windows opening to the garden.

Stairs rise to the a first floor galleried landing with high ceilings, feature stone wall and cupboard housing the boiler. Bedroom one and two are both large double bedrooms with high ceilings and lovely views across the market square. Bedroom three is a dual aspect double bedroom with lovely view across neighbouring gardens. Family bathroom completes the accommodation featuring a white suite with low flush WC, bath with shower over, counter top washbasin with storage beneath and chrome heated towel rail.

Outside, to the front of the property is a seated patio area overlooking the market square.

To the rear of the property is an enclosed patio garden with floral borders, outside power supply and water tap.

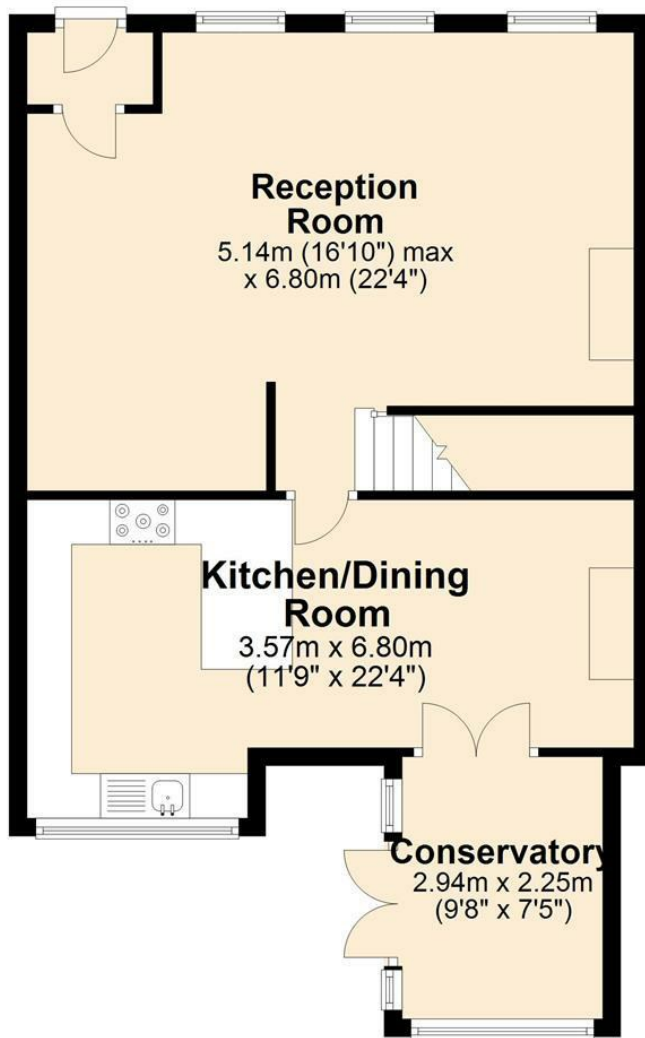






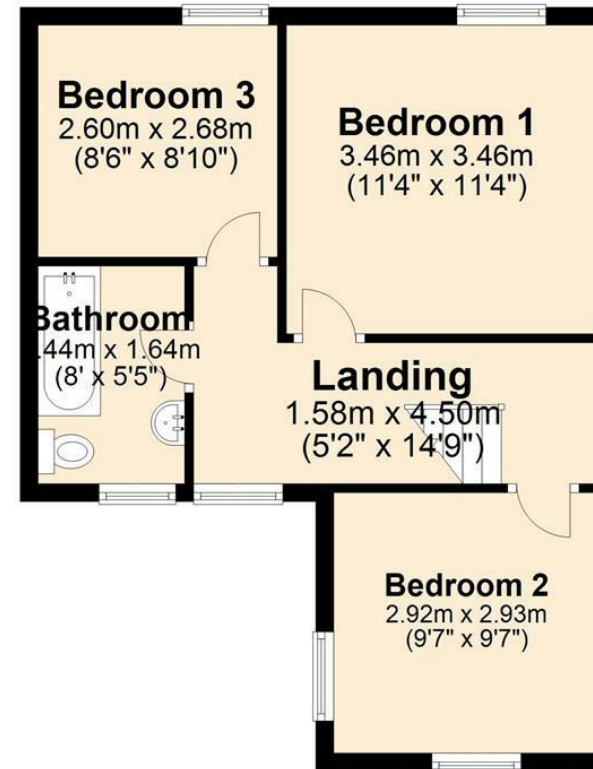
### Ground Floor

Approx. 63.4 sq. metres (681.9 sq. feet)



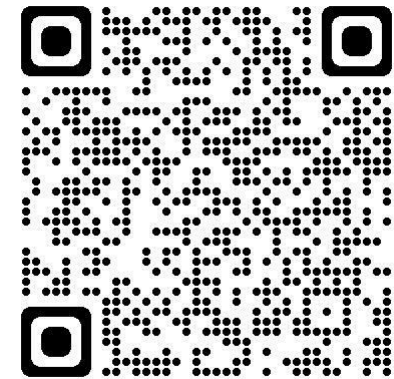
### First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 104.3 sq. metres (1122.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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