




EADON 
LOCKWOOD 
& RIDDLE 
ESTD 1840



Craven Cottage, Little Longstone, DE45 1NN

Offers In The Region Of £465,000

Craven Cottage, Little Longstone, Derbyshire DE45 1NN

Tenure: Freehold

Local Authority: Derbyshire Dales

Council Tax: Band D

EPC Rating: D

The front door opens to the dining room with solid wood flooring, beams to the ceiling and original fireplace with stove inset. The room has a feature stone wall and front facing window and stairs rising to the first floor. The adjoining sitting room enjoys a front facing aspect, Clearview stove, stone mullioned window and beams to the ceiling. The kitchen lies at the rear of the property with quarry tiling running throughout and a range of units incorporating worktop space and sink and drainer. The kitchen features space for a fridge freezer, washing machine and dishwasher. An inner hallway provides access to a cloakroom/WC and a further door opens to the garden.

From the dining room stairs rise to the first floor landing with access to all rooms. Bedroom one is a front facing double bedroom with fitted storage and pleasant aspect. Bedroom two is a rear facing dual aspect room with a view towards Longstone Edge. Bedroom three is a further front facing bedroom with fitted storage area and beams to the ceiling. A stylish family bathroom features bath with shower over, low flush WC, and pedestal washbasin.

Outside to the front of the property is a pretty garden laid to lawn with deep floral borders. A pedestrian gate provides access to Main Street. To the rear of the property is an easily maintained patio garden with pleasant view across local fields. Within walking distance to the Monsal Trail, the village is renowned to have one of the most popular pubs in the Peak District

Craven Cottage is one of the few privately owned properties available for purchase in Little Longstone.

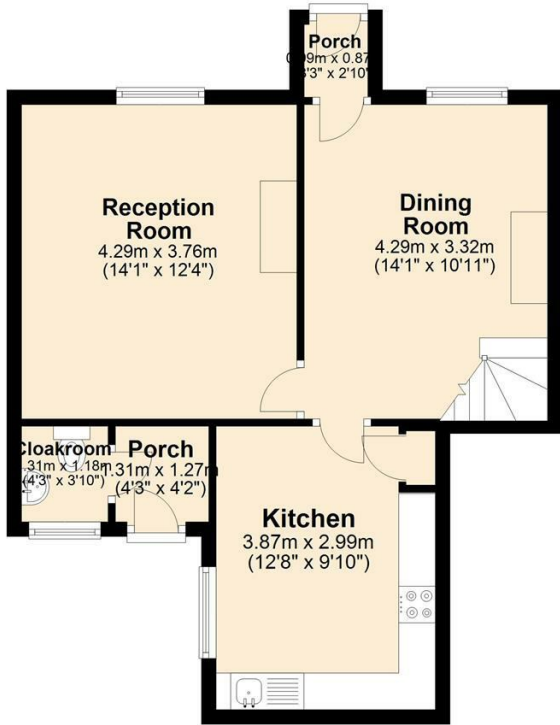
Close to the main train line to Manchester and Sheffield, Grindleford Station 8.6 miles, Buxton Station 11.9 miles.





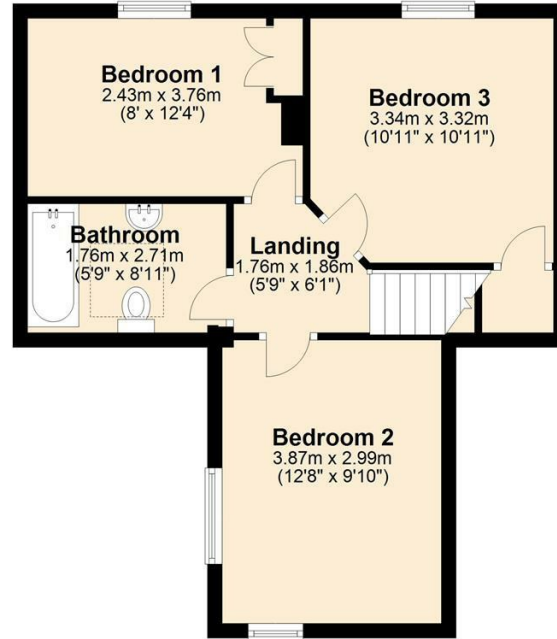
Ground Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 90.0 sq. metres (969.3 sq. feet)



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|---|---|--|---|--|
| 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 |
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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.