

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



Lathkill House, Church Street, Monyash, DE45 1JH

Lathkill House, Church Street

MONYASH, DE45 1JH

Price : Offers In The Region Of £565,000

Tenure : Freehold

EPC Rating : E

Council Tax : Band E

Local Authority : Derbyshire Dales

- Three double bedroomed semi-detached family home in Monyash
- Stunning dining kitchen with granite work tops and Aga
- Impressive entrance hall with fitted cabinetry
- Utility area with cloakroom/WC
- Sitting room with open fireplace
- Three en-suite bath/shower rooms
- Off road parking and single garage
- Delightful rear garden
- Attractive Peak District village with, public house and vibrant community
- Tenure: Freehold. Council Tax Band E



A charming three double bedroomed semi-detached family home beautifully located in the village of Monyash, benefitting from off road parking, single garage and delightful rear garden. Occupying a prominent position in this picturesque Peak District village, this lovely family home has been stylishly modernised by the current owners and features three en-suite bedrooms and an impressive dining kitchen.



A panelled front door opens to a broad entrance hall with front facing sash window and fitted cabinetry. An inner hallway provides access to ground floor accommodation including cloakroom/WC, utility area and fitted storage. The dining kitchen is a large dual aspect room with glazed extension and French windows to the garden. This impressive kitchen features a range of panelled units with extensive granite work tops incorporating double Butler sink, Bosch dishwasher, two burner induction hob, Bosch oven and space for American style fridge freezer. The centrepiece of the kitchen is an electric Aga and a large granite topped island, ideal for entertaining.

From the inner hallway limestone steps lead to the sitting room with stone built open fireplace and French windows which open to the garden. The utility area features fitted storage, space and plumbing for a washing machine and tumble dryer and a Worcester Bosch oil fired boiler.

Stairs with an oak banister lead to a first floor galleryed landing. The master suite features a large double bedroom with front facing sash window and luxury en-suite comprising, roll top bath, counter top wash basin, low flush WC and separate walk in shower enclosure. Bedroom two is a further double bedroom with two front facing windows providing excellent natural light. The adjoining en-suite bathroom comprises low flush WC, counter top wash basin and bath with chrome shower over. Bedroom three is a large double bedroom with side facing garden aspect, fitted wardrobe and en-suite shower room comprising wash basin, low flush WC and shower enclosure with chrome attachments.

Outside, to the front of the property is a pretty forecourt garden with dwarf stone walling and attractive planting. To the rear of the property is off road parking for one vehicle and access to a single garage, ideal for storage. The rear garden features a patio terrace and level lawn with boundaries defined by dry stone walling. To the front and rear of the property is external lighting.

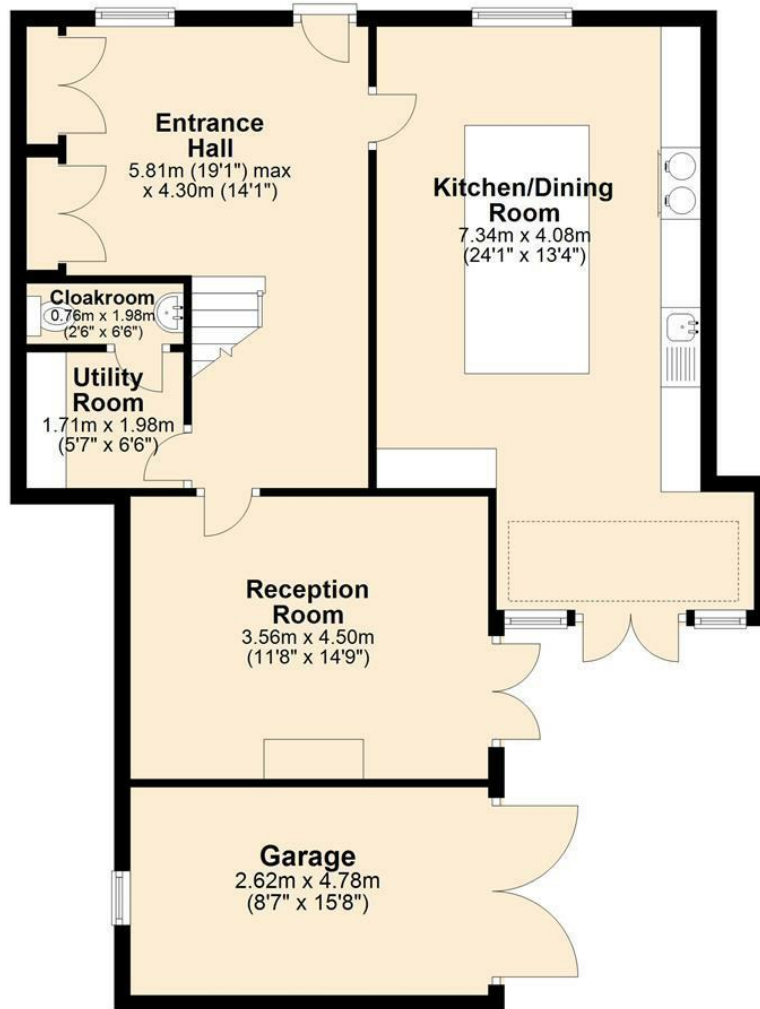






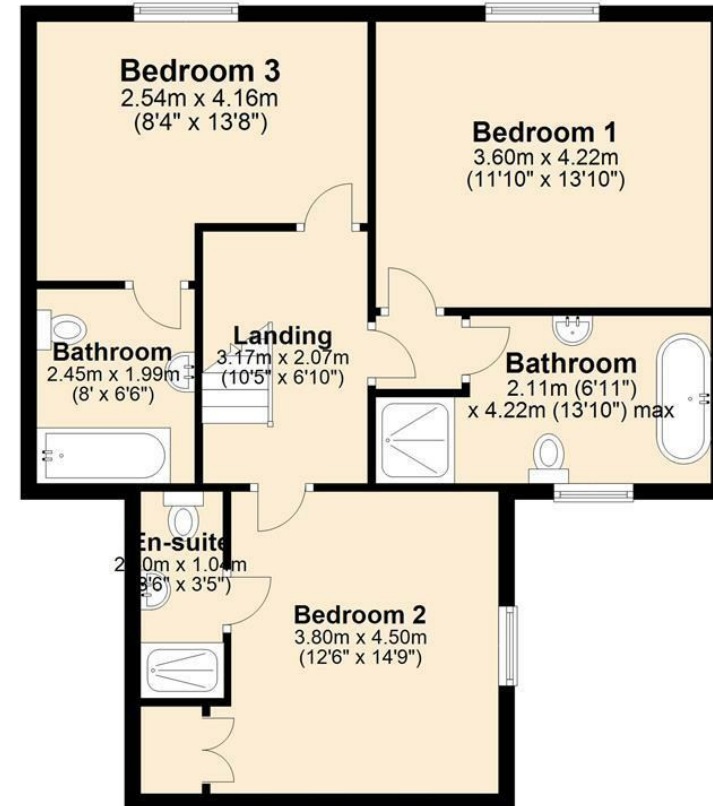
Ground Floor

Approx. 83.0 sq. metres (893.2 sq. feet)



First Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



Total area: approx. 149.8 sq. metres (1611.9 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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