

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

2, Mount Pleasant, Over Haddon, DE45 1JE

2, Mount Pleasant, Over Haddon, Derbyshire DE45 1JE

Tenure: Freehold

Local Authority: Derbyshire Dales

Council Tax: Band C

EPC Rating: G

A two bedroomed stone built semi detached cottage, beautifully positioned in the village of Over Haddon and enjoying panoramic views over Lathkill Dale and the surrounding hills. Occupying an fantastic position in this picturesque Peak District village, this cottage is a wonderful development opportunity to become a main home, second home or investment property and is perfectly placed for enjoying local walks and the adjoining countryside.

The property has accommodation laid out over three floors and requires extensive refurbishment throughout.

The accommodation comprises;

First floor: entrance hall, lounge

Ground floor: bathroom, wc, dining room, kitchen, rear porch

Second floor: bedroom 1 (double) & bedroom 2 (single)

To the rear of the property is a tiered garden with views of Lathkill Dale and surrounding countryside

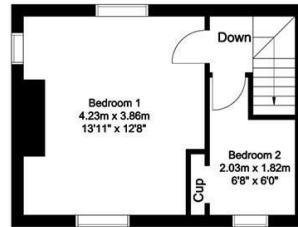
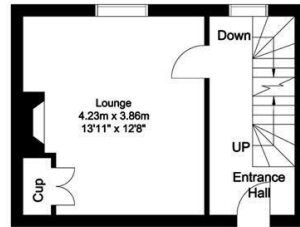
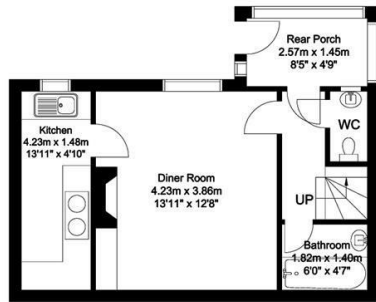




Ground Floor
35 sq m/376.73 sq ft
Approx.

First Floor
24 sq m/258.33 sq ft
Approx.

Second Floor
24 sq m/258.33 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/ meters if quoted on this plan. CP Property Services @2024



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.