



Rock House, Main Road

Stanton in the Peak, DE4 2LX

Lovely detached stone built three bedroomed character cottage ideally located in this popular village. Fully renovated to a high standard with off road parking space and courtyard garden.

The charming period home has undergone a comprehensive scheme of improvements to include underfloor heating to the ground floor, internal wall insulation, heritage style UPVC double glazed windows and an air source heat pump.

The ground floor briefly comprises of a front entrance lobby with stairs to the first floor, characterful sitting room with engineered oak flooring and underfloor heating featuring a stone fireplace with log burning stove. The open plan kitchen diner features a breakfast bar and comprehensive range of fitted painted



- Stone built detached period cottage
- Fully renovated throughout to include internal wall insulation
- Rear conservatory and boot/utility room
- Garage suitable for storage
- Three bedrooms
- Underfloor heating to ground floor
- Courtyard garden with raised seating area
- Ensuite and family bathrooms
- Air source heat pump
- Off road parking space



cabinetry with a ceramic hob and built in oven and microwave along with underfloor heating. There is a downstairs wc with hand wash basin.

A door leads through to the lean to style UPVC double glazed conservatory with view of the courtyard garden.

A further door leads to the rear utility/boot room with a door giving access to the garden. Attractive painted wall panelling, sink and space and plumbing for a washing machine.

At first floor is the master bedroom with a dressing room area. Guest double bedroom with ensuite shower room and a further single bedroom/study. The modern family bathroom features a bath and shower cubicle with a chrome ladder style radiator and a hand wash basin with vanity unit.

To the rear of the property is an enclosed courtyard garden with raised seating area and a single garage with up and over door suitable for storage (no vehicular access). Single off road parking space.

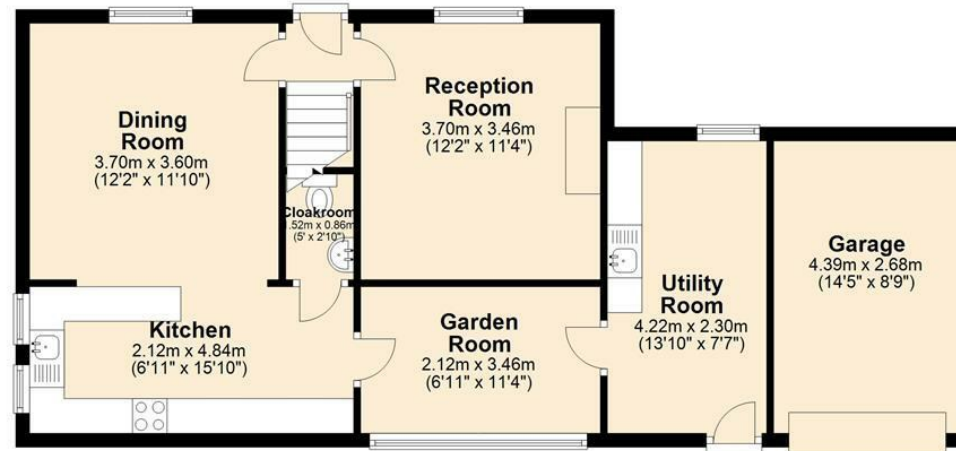






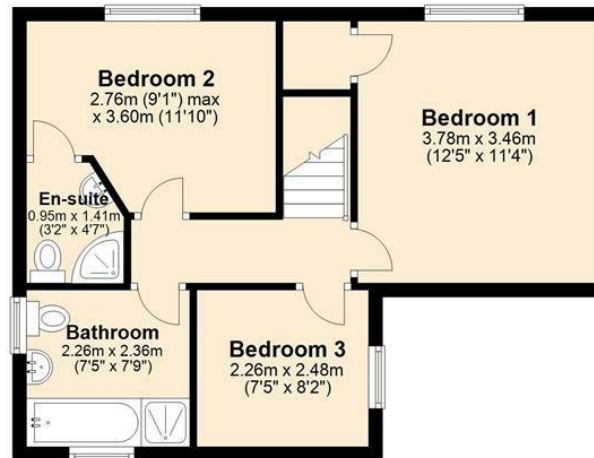
Ground Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 113.4 sq. metres (1220.4 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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