



Dales Croft Cottage, Mill Lane, Hartington, SK17 0AN

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Hartington, SK17 0AN

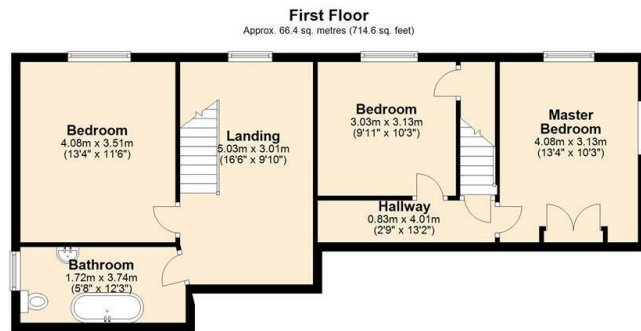
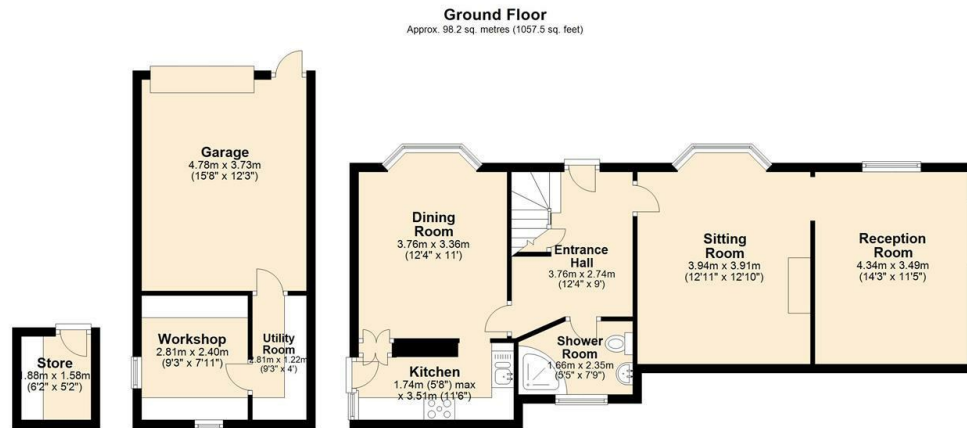
## Description

'Dales Croft Cottage' could well be that perfect cottage you have been looking for! Situated on the edge of, and overlooking, the historic market square of Hartington which is a highly regarded and pretty village situated at the northern end of Dovedale. The village offers an excellent range of cafes, gift shops and public houses and is much visited by ramblers and those with a love of the outdoors due to its position, close to the many scenic walking trails that lead out of, and in to, its centre from the beautiful surrounding countryside of the White Peak. The pretty façade belies its deceptively spacious range of accommodation that encompasses three floors. The versatile and generous living space is also complemented by the larger than average gardens to the rear which are found at the end of a gated driveway. The gardens include outbuildings and a detached garage that provide good storage solutions and the potential for workshops or even home offices if required. ELR are also currently selling 'Mews Cottage' - <https://www.elr.co.uk/properties/17116510/sales> - which could perhaps also be acquired to combine with Dales Croft to form an even larger house or, perhaps be used as a place of work or even as an Airbnb to supplement the next owners income. This lovely, historic home is available with no onward chain and an internal viewing is very much advised.

- Four generous double bedrooms.
- Three large reception rooms providing an abundance of ground floor accommodation.
- Two bathrooms including one ground floor shower room.
- Modest kitchen adjacent to the dining room giving the potential for both to be combined (subject to regs).
- Wide and welcoming reception hall and a large first floor landing providing space for a study area.
- Gated off road parking with a drive leading up to a further, gated rear garden, garage and outbuilding.
- Detached garage with separate store and utility room.
- No onward chain. In need of modernisation.
- Oil central heating, single glazed, EPC rating E44, Council Tax Band E and Freehold.
- Attached to 'Mews Cottage' - <https://www.elr.co.uk/properties/17116510/sales> - which could also be acquired to provide a second stream of income and the potential to further the already expansive accommodation (subject to regs).







Total area: approx. 180.9 sq. metres (1946.7 sq. feet)



**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