

4, The Old Orchard, Over Haddon, DE45 1JE



# 4, The Old Orchard

## Over Haddon, DE45 1JE

A charming two bedroomed end terraced cottage beautifully positioned in the village of Over Haddon, benefitting from generous rear garden, off road parking and spectacular south-facing views. Occupying an elevated position in this picturesque Peak District village, this lovely cottage is perfectly placed for walks along Lathkill Dale and adjoining countryside. The property benefits from accommodation arranged over two floors with an excellent standard of finish throughout and an air source heat pump.

The front door opens to a porch which in turn leads to the inner hallway with stairs rising to the first floor landing. The sitting room enjoys a front facing aspect with distant views across the valley towards Lathkill Dale. The focal point of the room is provided by a wood burning stove set upon a stone hearth. To the rear of the property is an L-shaped kitchen which features a range of stylish units surmounted by extensive work top space incorporating ceramic sink and drainer, four burner hob with extractor over, integral dishwasher and double oven. There is space for two stand alone fridge freezers, washing machine and tumble dryer. A UPVC glazed door provides access to the garden.

From the inner hallway stairs rise to the first floor landing with solid oak doors to all rooms. Bedroom one is a double bedroom with walk in wardrobe and two windows affording spectacular views across local countryside. Bedroom two is a rear facing double bedroom with two windows and views towards the village. The family bathroom completes the accommodation comprising bath with shower over, low flush WC, counter top wash basin and Victorian style heated towel rail.

Outside, adjoining the row of properties is off road parking. A stunning garden surrounds the property to three sides including patio terrace and large lawned area with spectacular south-facing views across Lathkill Dale and adjoining farmland. A timber garden shed is included in the sale.

- Two bedroomed end terraced cottage in the village of Over Haddon
- Sitting room
- Spacious well equipped kitchen
- Family bathroom
- Spectacular views
- Delightful south-facing garden
- Off road parking
- UPVC double glazing & air sourced heating
- Three year Derbyshire occupancy clause applies
- Tenure: Freehold. Derbyshire Dales Council Tax Band C

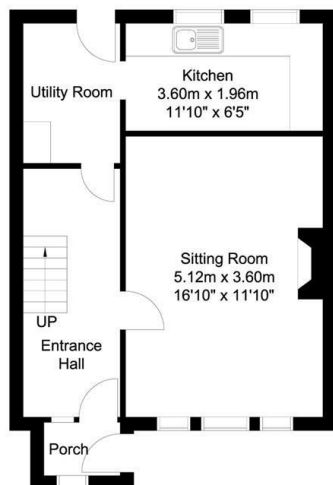




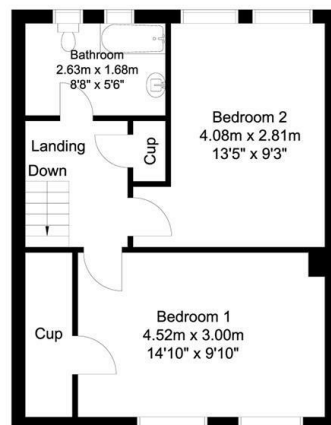




Ground Floor  
41 sq m/441.32 sq ft  
Approx.



First Floor  
39 sq m/419.79 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/ meterage if quoted on this plan..  
CP Property Services @2023



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