



3 Rock View, Meadow Lane

Millers Dale, SK17 8SN

A charming double fronted two bedroomed cottage beautifully positioned in the village of Millers Dale, benefitting from lovely views and south facing aspect. Occupying a picturesque setting between the River Wye and Monk's Dale this attractive cottage is perfectly located for access to the Monsal Trail, Limestone Way and the spa town of Buxton. The accommodation is arranged over two floors and briefly comprises a sitting/dining room, kitchen, shower room, two bedrooms, external utility room and bike storage.

The front door opens into a sitting room with front facing aspect and stone flagged floor. The room has fitted book shelving and includes space for a dining table and chairs as well as a seating area. An open doorway leads to the kitchen which features a range of panelled units with worktops,



- Two bedroomed cottage in the village of Millers Dale
- Kitchen
- Short walk to the Monsal trail, River Wye and Tideswell Dale/Monks Dale
- Offered to the market with no onward chain
- Elevated position with southerly views across the valley
- One double bedroom, one generous single bedroom
- Family shower room
- Sitting/ dining room
- External utility room and bike storage
- Short walk to village pub and Tideswell nearby



incorporating a stainless steel sink and drainer, and space for an undercounter fridge and freestanding cooker.

Stairs rise to the first floor landing with storage space. A front facing double bedroom has views across the valley and loft access. Bedroom two is a rear facing generous single bedroom with pleasant aspect. A family shower room consists of a suite including low flush wc, pedestal wash basin and shower enclosure.

Outside, to the front of the property is a south facing seating area providing lovely views across the valley. A gravelled driveway fronting the property provides shared access to the row of cottages. A passageway at the side of the property leads to a utility room with combi boiler, sink and drainer and plumbing for a washing machine. There is also a bike store and small shed.

Service - Gas LPG, septic tank (shared with neighbour), main electricity.

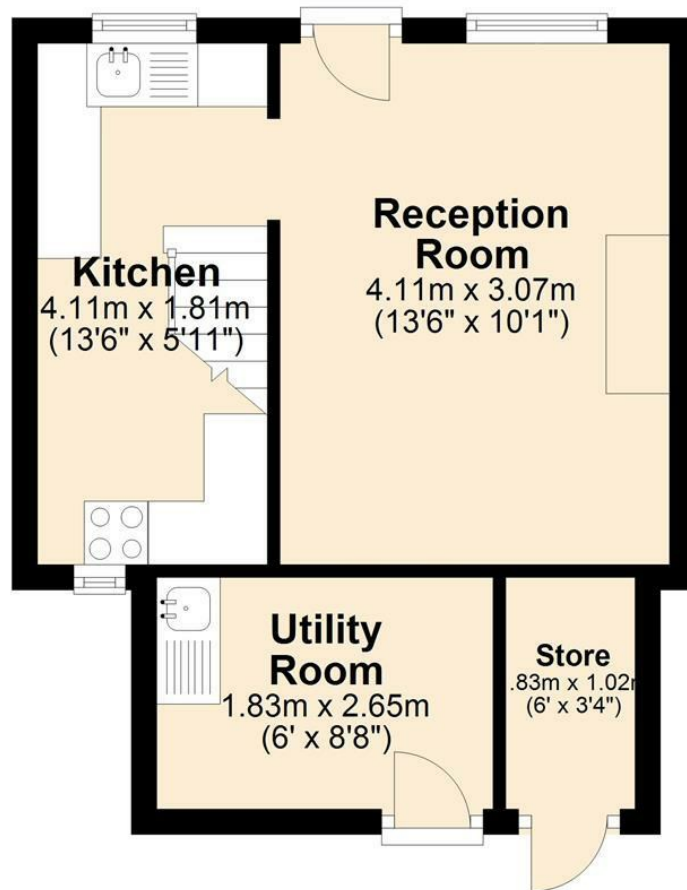






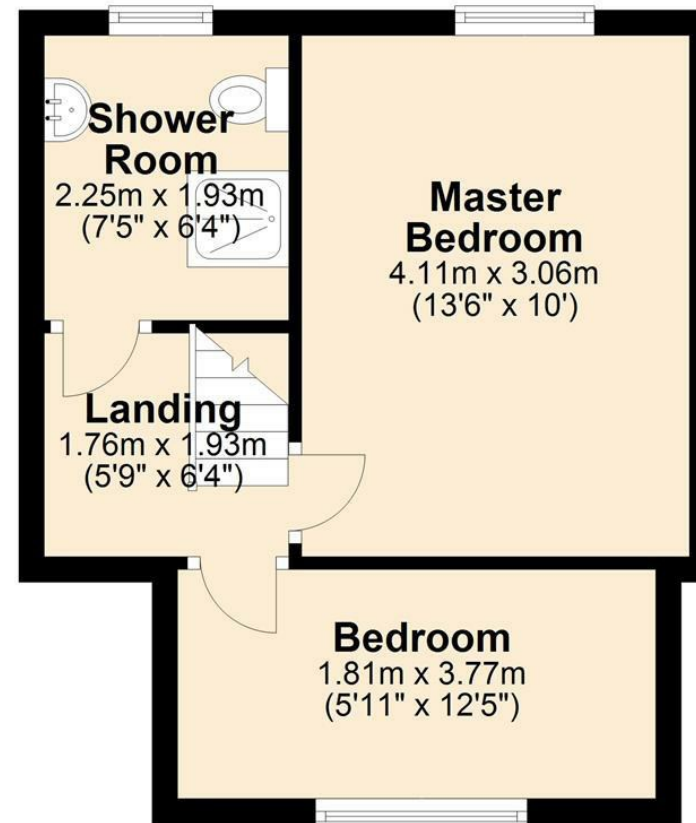
Ground Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 55.9 sq. metres (601.6 sq. feet)



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