



2 Old Hall Cottages, Rakes Road

Monyash, DE45 1JL

A three double bed roomed Grade II Listed mid terraced cottage, enviably positioned in the picturesque Peak District village of Monyash with delightful cottage gardens and off road parking for one vehicle with EV charging point. This exceptionally attractive stone built Georgian property occupies an elevated position overlooking the village and benefits from deceptively spacious accommodation including three double bedrooms, two reception rooms, all complemented by cottage gardens.

A panelled front door opens to a reception hall with fitted storage and oak staircase leading to the first floor. The dining room enjoys a pleasant aspect across the village this lovely room features beams to the ceiling, original cabinetry and Georgian style window.

At the heart of the property is a lovely dining kitchen with tiled flooring and a range of panelled units with solid wood worktops, incorporating a ceramic sink and drainer. The kitchen features a fitted dishwasher, four burner Belling oven with extractor hood over and space for fridge freezer and Bosch washing machine. Accessed from the kitchen is a rear



- Grade II Listed mid terraced cottage in the picturesque village of Monyash
- Off road parking for one vehicle with EV charging point
- Beautiful cottage gardens
- Stunning position in this charming village overlooking the Mere
- Three double bedrooms
- Dining room with lovely view
- Backs onto open countryside
- Sitting room with stone built fireplace
- Kitchen and spacious rear porch/utility room
- New log burning stove to be fitted in the sitting room



porch with further unit storage, worktop space and a door to the garden. The main sitting room enjoys a dual aspect with stone-built fireplace and a lovely view across the front garden with a view of the Mere. A new log burning stove is to be fitted in the sitting room.

From the entrance hall, an open tread staircase rises to the first-floor landing with front facing Georgian style window. Bedroom one and two are equal sized front facing double bedrooms with beautiful Georgian style sash windows and delightful views across the village taking in the duck pond and church spire. Bedroom three is a further double bedroom and with rear facing Georgian style sash window which overlooks the garden and neighbouring countryside. The family bathroom completes the accommodation and comprises a suite with a corner bath, cabinet mounted wash hand basin, shower enclosure with electric shower and low flush WC.

Outside, to the front of the property is a delightful cottage garden with a level lawn, well stocked borders and a small rockery. A stone flagged pathway leads up the garden to the front of the property where there is a patio terrace with stunning views across the village. At the bottom of the garden is a parking space for one vehicle with EV charging point. A further parking space is available opposite the Mere on Parish land for a peppercorn rent.

To the rear of the property is an attractive garden with a patio terrace and raised level lawn with well stocked borders. This delightful rear garden backs onto open countryside and includes a hot tub, timber shed and coal / log store.

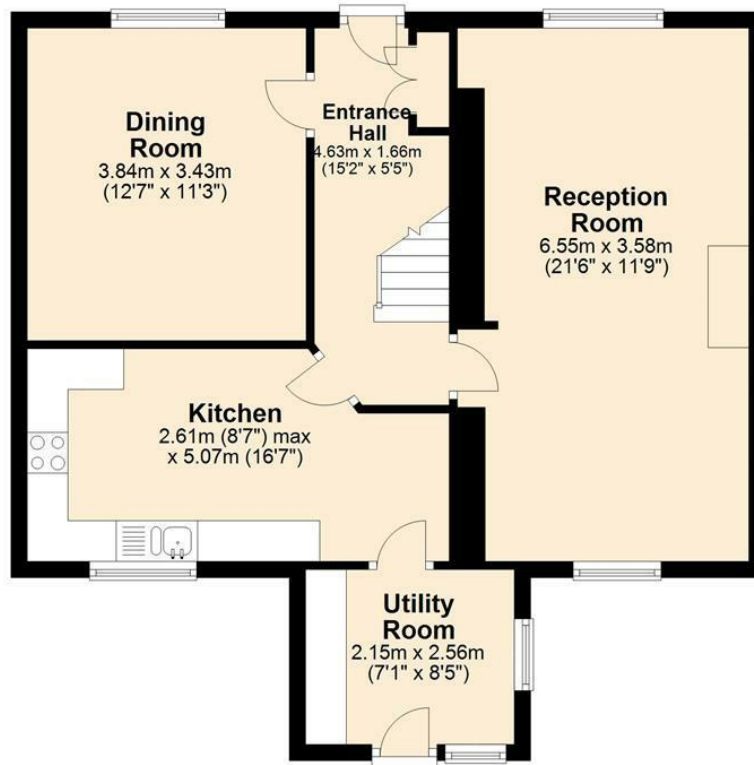






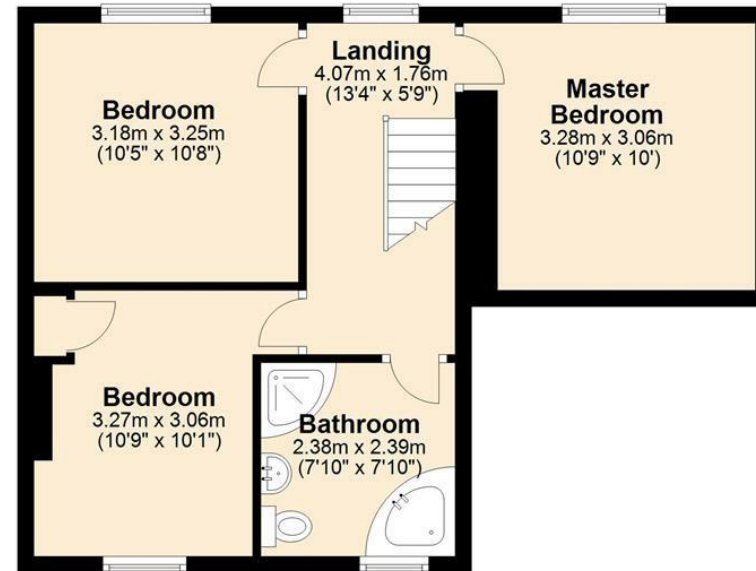
Ground Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 109.8 sq. metres (1181.5 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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