

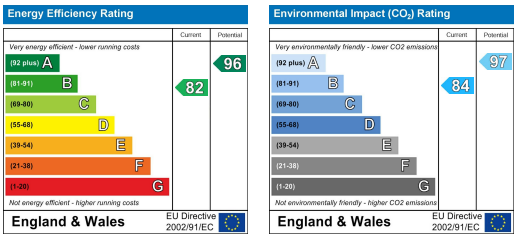


The Old Nellies High Street, Hope Valley S32 4TL **£1,300 Per Calendar Month**

On offer for let is this stunning example of a recently built 2-bedroom detached cottage situated in this picturesque setting within the village of Stoney Middleton in the High Peak. Located within commuting distance of Sheffield, Chesterfield, surrounding peak district villages and only an hour's drive from Manchester, the property comprises of entrance hall, downstairs W.C. Large open plan kitchen diner benefiting from Bosch fridge freezer, dishwasher and washing machine alongside Hotpoint oven, grill, extractor and Russell Hobbs kettle and microwave. Lounge with sliding patio doors that open to gorgeous views of the local countryside. To the first floor, there are two double bedrooms and a master bathroom with a waterfall shower and enclosure. The property benefits from double glazing throughout, underfloor heating on the ground floor and radiators on the first floor via an air source heat pump, significantly reducing reliance on fossil fuels and protecting from their rising costs. Externally there is a patio area benefiting from stunning views and a drive with ample parking for multiple vehicles. A fibre optic connection is wired directly into the property allowing for Fibre Speeds of up to 200Mbps. FULLY FURNISHED 6 or 12 MONTH initial TENANCY. Restrictions - No smokers, students or pets. Energy Efficiency Rating B. Council Tax Band C



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