



Toll Bar House Sparrow Pit, Derbyshire, SK17 8ET



# Toll Bar House

Offers Around

## £290,000

A Popular Peak District Setting With Magnificent Views Towards Rushup Edge

A charming two double bedroom stone built circa 17th century cottage, steeped in local history and retaining many original character features. Occupying a rural setting on the edge of the village with far reaching countryside views and on the doorstep of Mam Tor, Winnats Pass, Castleton and Chapel On The Frith. Easy commutable distance of Bakewell, Buxton and the many adjoining Peak District villages.

Ideally suited as a main home or holiday cottage the accommodation comprises: entrance hall with stone flagged floor, a dual aspect fitted dining kitchen with a Belfast sink and stone flagged floor. A dual aspect sitting room with stone flagged floor and a gritstone fireplace housing a log burning stove. The property has oil fired central heating.

First floor: landing with exposed cruck beam and features stained glass window, a generous double bedroom with built in storage, bathroom and further double bedroom with built in storage.

Exterior: with off road parking for one vehicle and attractive well stocked walled garden with a glazed greenhouse, raised vegetable beds, soft fruit trees and ornamental pond.

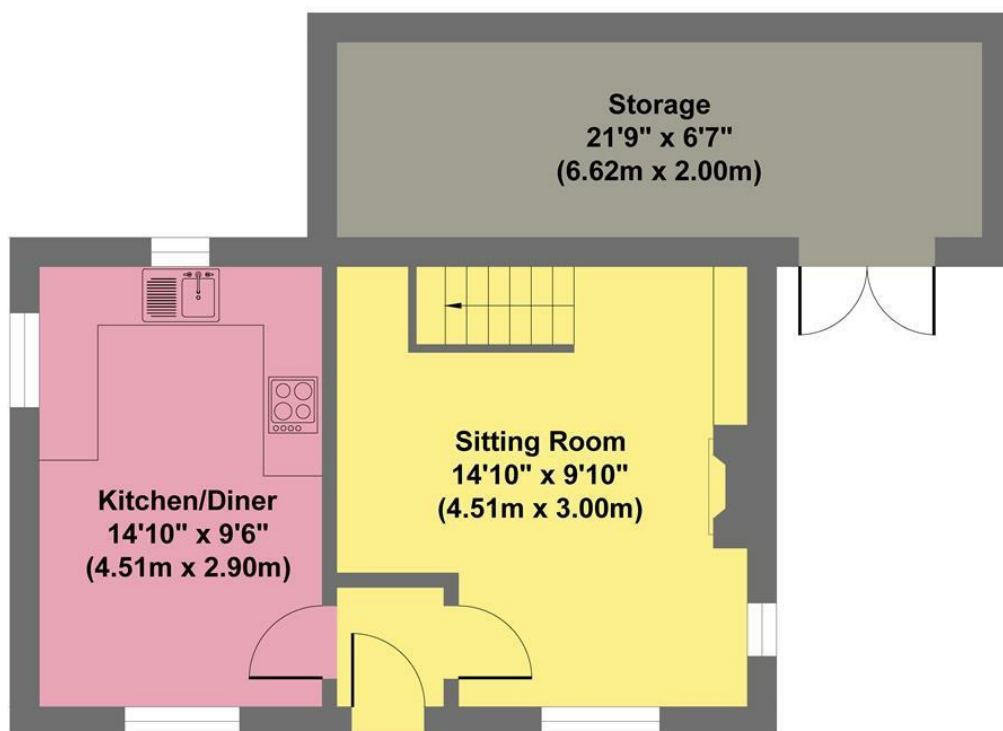
A stone built workshop.

- Far Reaching Countryside Views
- Attractive Walled Garden & Stone Built Workshop
- Off Road Parking For One Vehicle
- Easy Commutable Distance Of Major Commercial Centres
- Retaining Many Character Features
- Access To A Wealth Of Outdoor Pursuits
- Circa 17th Century Detached Cottage
- Steeped In Local History
- EPC: E
- Viewings: Hathersage office

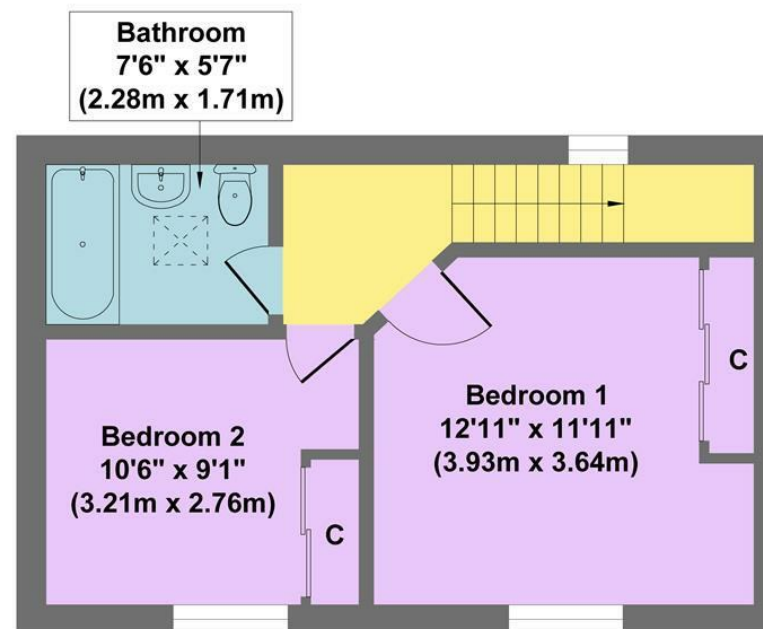




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**Ground Floor**  
**Approximate Floor Area**  
**508 sq.ft**  
**(47.24 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**352 sq.ft**  
**(32.74 sq.m.)**

**Approx. Gross Internal Floor Area 860 sq.ft / 79.98 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*