



Roughlands, Moorlands Lane, Froggatt, Derbyshire, S32 3ZL

Saxton Mee

Moorlands Lane

Asking Price

£599,000

A four bedroom stone built detached property nestled in generous well stocked gardens amounting to 0.35 acres. With generous off road parking and stunning views across the Derwent Valley in the Heart of the Peak District National Park. Occupying a peaceful and picturesque setting in the sought after village of Froggattbeneath Froggatt Edge, with many local walks and outdoor pursuits. Within easy commutable distance of Sheffield, Manchester and Chesterfield as well as being in Lady Manners school catchment.

The spacious and flexible living accommodation offers single level living accommodation if required. With gas central heating and double glazing the well presented accommodation comprises:

Entrance porch, large hallway with built in storage, a dual aspect sitting room with a bay window and a dining room with a bay window. A fitted kitchen with Aga, a utility room, rear porch and a conservatory. Two ground floor bedrooms and a shower room.

First floor: landing with built in storage, a double bedroom with eaves storage and a master bedroom with dressing area, built in wardrobes, eaves storage and an ensuite bathroom.

Exterior: the property is approached via a gravel driveway providing off road parking for several vehicles. The substantial well stocked gardens with planted beds, borders, specimen shrubs and trees also includes seating terraces and a timber summer house.

- Fabulous Peak District Views
- Off Road Parking For Several Vehicles
- Flexible Living Accommodation
- Access To Many Outdoor Pursuits
- Easy Reach Of Local Amenities
- Substantial Gardens Amounting To Approx 0.35 Acre
- Peaceful Picturesque Setting
- Lady Manners School Catchment
- EPC: TBC
- Viewings: Hathersage Office





Roughlands



Ground Floor
 Approximate Floor Area
 1241 sq.ft
 (115.28 sq.m.)

First Floor
 Approximate Floor Area
 526 sq.ft
 (48.89 sq.m.)

Approx. Gross Internal Floor Area 1767 sq.ft / 164.17 sq.m

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

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