



Waterside Cottage, 46 Old Dam, Peak Forest, Derbyshire, SK17 8EN



46 Old Dam

Offers In The Region Of

£450,000

An Idyllic Setting

A substantial three double bedroom stone built character cottage with impressive views across the adjoining Peak District countryside.

Occupying a peaceful and picturesque setting in the rural village of Peak Forest, ideally located between Bakewell and Buxton offering a wealth of shops, amenities and leisure facilities. Within highly regarded primary and secondary school catchment. Easy commutable distance of major commercial centres and the many outdoor pursuits on the doorstep.

The charming traditional property retains many original features alongside flexible spacious family living space comprising: front entrance/boot room, a fitted dining kitchen with a walk in pantry, exposed beams and a log burning stove. A utility room and WC. A delightful sitting room with exposed beams, a gritstone fireplace housing a range and a wine store. A snug with exposed stonework, beams and a fireplace housing a multi-fuel stove.

First floor: landing, a bedroom with a mezzanine sleeping platform, a double bedroom with fitted wardrobes. A separate staircase leads to the study and double bedroom with fitted wardrobes.

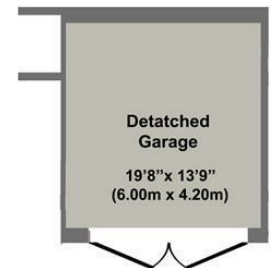
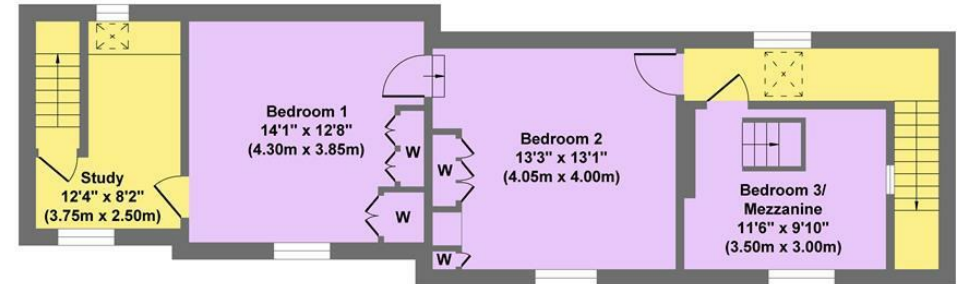
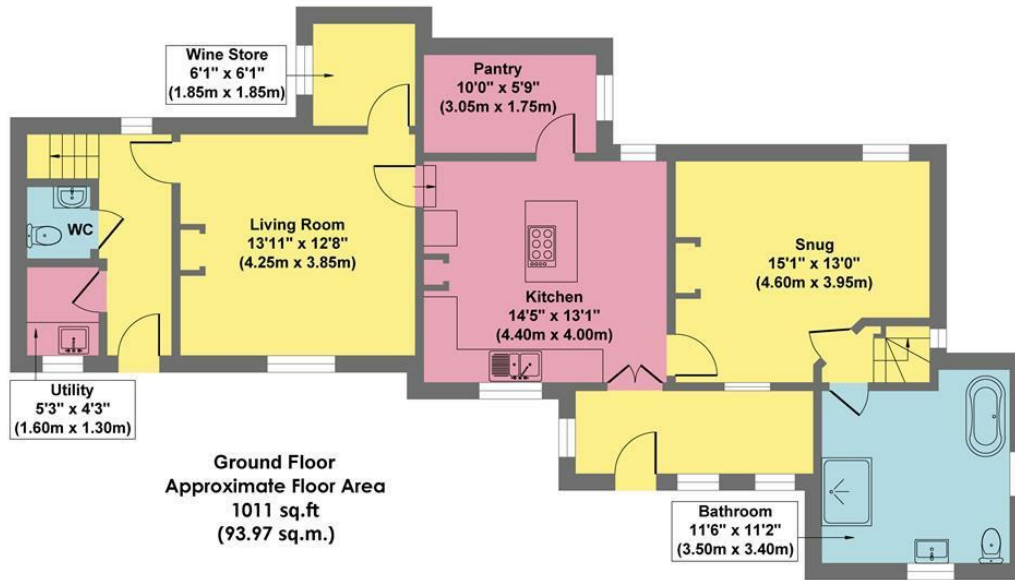
Exterior: a driveway leads to the detached good sized garage/workshop and provides off road parking for two vehicles. The enclosed garden adjoining farmland



- Fabulous Countryside Views
- Garage & Off Road Parking
- Within Highly Regarded School Catchment
- Brimming With Character Features
- Enclosed Garden Adjoining Farmland
- Peaceful Rural Setting
- Spacious & Flexible Living Accommodation
- Easy Reach Of Bakewell & Buxton
- EPC : E
- Viewings: Hathersage Office



Waterside Cottage



Approx. Gross Internal Floor Area 1705 sq.ft / 158.48 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

