

Whitebeam Cottage, The Nook, Stoney Middleton, Derbyshire, S32 4TU



## The Nook

Offers In The Region Of

## £1,250,000

A stunning four/five bedroom detached residence occupying a private & peaceful setting amidst beautifully landscaped gardens, orchard & approximately three acres of adjoining land. Enjoying farreaching views across the surrounding Peak District countryside toward Eyam, the property is positioned on the edge of open countryside in the highly sought-after old part of Stoney Middleton, close to the historic church & brook.

Skillfully renovated throughout by the present owners, the property blends traditional features with high-quality modern fittings. Spacious, light-filled accommodation is completed to a high standard, offering flexible family living with the added benefit of a ground-floor suite that provides excellent scope for a self-contained annex — ideal for guests, dependent relatives or a home office.

Approached via a gated driveway, the beautifully presented interior includes an entrance hall with built-in storage & a bespoke triple-aspect dining kitchen featuring hand-painted shaker units, a central island, quality appliances, exposed beams, a double Belfast sink & a range cooker. The triple-aspect sitting room includes an Esse wood burning stove & there's a separate garden room and WC. The sunroom, with its own entrance, leads to a utility/boot room, double bedroom & shower room, perfect for annex conversion.

Upstairs, the landing leads to a triple-aspect master bedroom with built-in wardrobes, a further double bedroom with a gritstone fireplace & a luxurious family bathroom with a freestanding bath & elegant basin. Another double bedroom enjoys spectacular countryside views.

The home is within Lady Manners school catchment & offers direct access to numerous scenic walks. Outside there is a double garage with power/water and considerable off-road parking. Surrounded by immaculate gardens and breathtaking views, Whitebeam Cottage an exceptional country home offering peace, privacy & timeless charm.

A Hidden Gem!

- Secluded Setting With Enviable Far Reaching Views
- Direct Access To A Wealth Of Outdoor Pursuits
- Fully Renovated Throughout To A High Standard
- Traditional Features Blended With Modern Living
- Within Lady Manners School Catchment & Easy Reach Of Amenities
- Spacious & Flexible living Accommodation With Potential For Self Contained Annex
- Landscaped Gardens, Orchard & Land Amounting To Approx Three Acres
- Double Garage & Considerable Off Road Parking For Several Vehicles
- EPC: D
- · Viewings: Hathersage Office











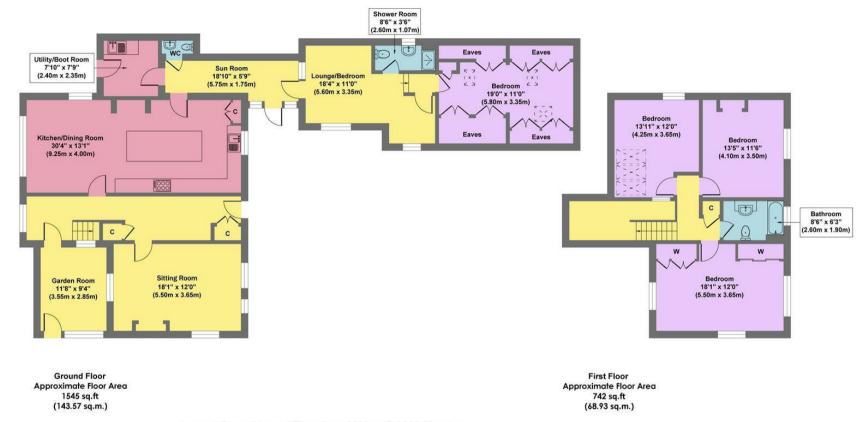








## Whitebeam Cottage



Approx. Gross Internal Floor Area 2636 sq.ft / 244.95 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 www.saxtonmee.co.uk

**Double Garage** 

Approximate Floor Area

349 sq.ft

(32.45 sq.m.)

**Double Garage** 18'1" x 9'6" (5.50m x 2.90m)

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