



Cartref, Derwent Lane, Hathersage, Derbyshire, S32 1AS

Saxton Mee



# Derwent Lane

Guide Price

## £700,000

Occupying an elevated position on the edge of the highly sought-after village of Hathersage, this five bedroom detached residence offers spacious and flexible living accommodation with the added benefit of solar panels, a garage, off-road parking and substantial tiered garden. Designed to take full advantage of the commanding views across the Hope Valley, the property combines generous interiors with landscaped outdoor spaces.

£700,000- £735,000 Guide Price

Hathersage is a thriving Peak District village, renowned for its excellent range of amenities including shops, cafes, restaurants and a primary school. With direct rail links to Sheffield and Manchester, it is ideally placed for commuters while remaining surrounded by breath-taking countryside, perfect for the outdoors.

The main entrance hallway with cloakroom leads to a fitted kitchen with a range of units, appliances and storage. A spacious sitting room opens into the impressive sun room, which in turn connects to a music room and adjoining dining room, all arranged to make the most of the magnificent views. This level also includes three bedrooms and a bathroom, while the sun room leads onto a raised terrace. The integral garage with remote-controlled electric door is fully equipped with lighting and power sockets.

On the lower floor, a further entrance lobby provides access to two additional bedrooms, one with an adjoining dressing room or nursery, together with a bathroom. An external boiler room/store adds further practicality.

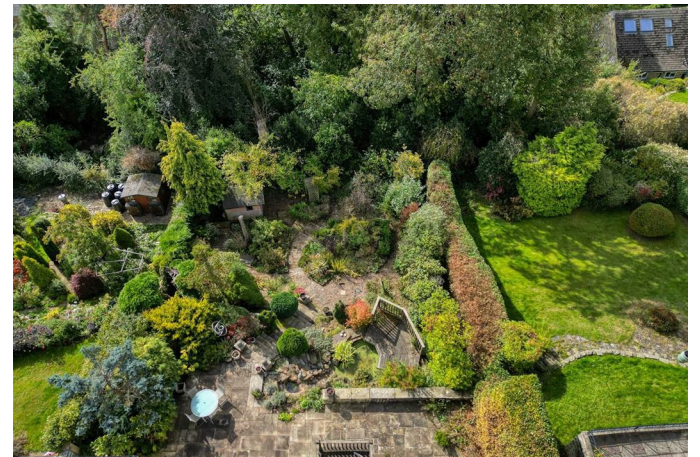
The generous tiered garden is a true highlight, thoughtfully designed with decked and paved seating terraces, planted beds, mature shrubs and trees, meandering pathways, an ornamental pond and a timber shed, all set against the backdrop of sweeping valley views.

Available with no upward chain, this is a rare opportunity to secure a substantial home in one of the most desirable villages in the Peak District, offering flexible family accommodation in a setting that combines c



- Local Rail Links
- Garage & Off Road Parking
- Superb Far Reaching Views
- Spacious & Flexible Family Living Accommodation
- Solar Panels
- Fabulous Tiered Rear Garden
- Excellent Village Amenities & Primary School
- Direct Access To A Wealth Of Outdoor Pursuits
- EPC: TBC
- Viewings: Hathersage Office







## Cartref



**Approx. Gross Internal Floor Area 2196 sq.ft / 204 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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

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