



Bluebell Cottage Marrins Yard, Litton, Derbyshire, SK17 8QP



Bluebell Cottage Marrins Yard

Guide Price

£285,000

Nestled in the picturesque village of Litton within the heart of the Peak District National Park, this charming two-bedroom detached cottage offers an idyllic retreat. Its prime location ensures easy access to Sheffield, Chesterfield, Bakewell, and Buxton, while surrounded by the stunning Derbyshire countryside, perfect for outdoor enthusiasts.

£285,000 - £295,000 Guide Price

Situated near the local shop/Post Office, primary school, and county inn, with additional amenities in neighbouring Tideswell, the property provides convenience and tranquility.

Inside, the well-presented cottage features an inviting open-plan living room with exposed stonework, beams, and a cozy log burning stove. The fitted kitchen boasts a range of units, appliances, and a convenient walk-in pantry. Adjacent, the dining area leads to a charming seating terrace through bi-folding doors, perfect for enjoying the outdoors.

Ascending the spiral staircase to the first floor a landing, a double bedroom with fitted wardrobes, a bathroom, and an additional bedroom.

Outside, a mature, well stocked garden complements the cottage, featuring a seating terrace and a separate utility/store with WC adds practicality.

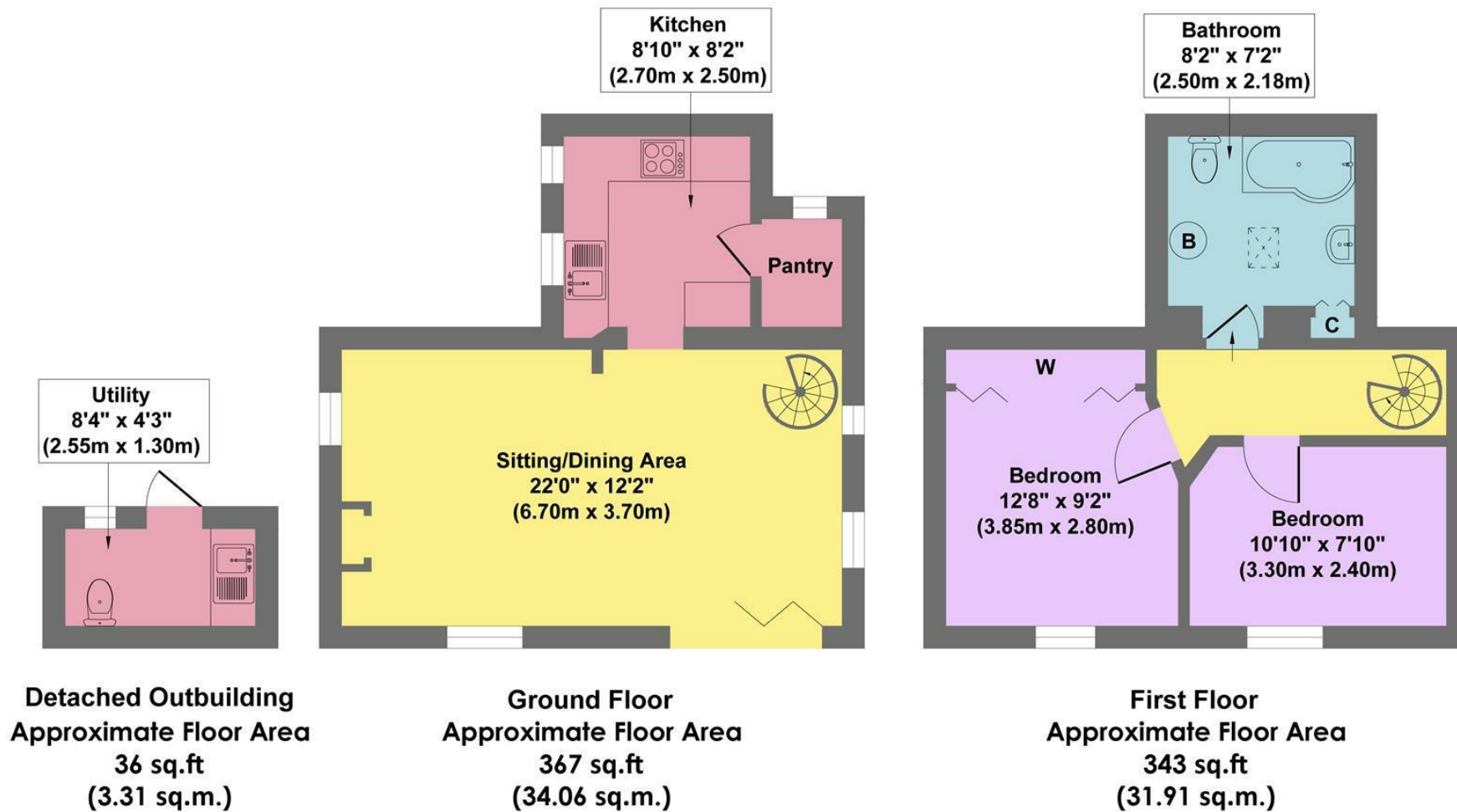
Offered with no upward chain.

- Highly Regarded Primary School
- Character Features Blended With High Quality Fittings
- Excellent Country Inn
- Ideal Main Home Or Holiday Cottage
- Village Post Office/Store
- Peaceful Setting
- Additional Garden Utility/Store
- No Upward Chain
- EPC:
- Viewings: Bakewell Office





Bluebell Cottage



Approx. Gross Internal Floor Area 746 sq.ft / 69.28 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.'

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