



Sunrise Cottage Greaves Lane, Ashford-In-The-Water, Derbyshire, DE45



Sunrise Cottage Greaves Lane

Offers In The Region Of

£450,000

Situated in the heart of Ashford-in-the-Water, a charming village in the Peak District, this spacious stone-built former cobbler's workshop and cottage dates back to the 1800s. Close to the renowned Chatsworth Country estate, historic Bakewell, Haddon Hall, and the Monsal Trail, the property enjoys a prime location surrounded by stunning Derbyshire countryside.

Currently operating as a successful holiday let, with contents available by separate negotiation, the cottage retains numerous character features complemented by high-quality fittings. Immaculately presented throughout, the light and airy interior makes it equally suited as a main home.

The picturesque Peak District village of Ashford-in-the-Water offers an array of amenities, including charming cafés, country inns, a local shop, and a hotel. The property is bordered by spectacular countryside, providing ample opportunities for outdoor pursuits.

The delightful accommodation includes an entrance lobby, a pretty sitting room with window shutters and a gritstone fireplace housing a log-burning stove. A reception/reading room featuring wooden paneling, a deep window seat and a recessed fireplace with another log-burning stove. The dining kitchen is equipped with a range of units and appliances and the ground floor also includes a WC and a boot room leading to the rear garden.

Upstairs, the first-floor landing offers built-in storage, a double bedroom with a decorative fireplace and wooden paneling, a bathroom, another double bedroom with built-in storage and an en-suite shower room and a further bedroom.

The rear of the property boasts a delightful enclosed garden with a paved seating terrace, planted beds, borders, and a timber storage shed.

The property is offered with no upward chain.

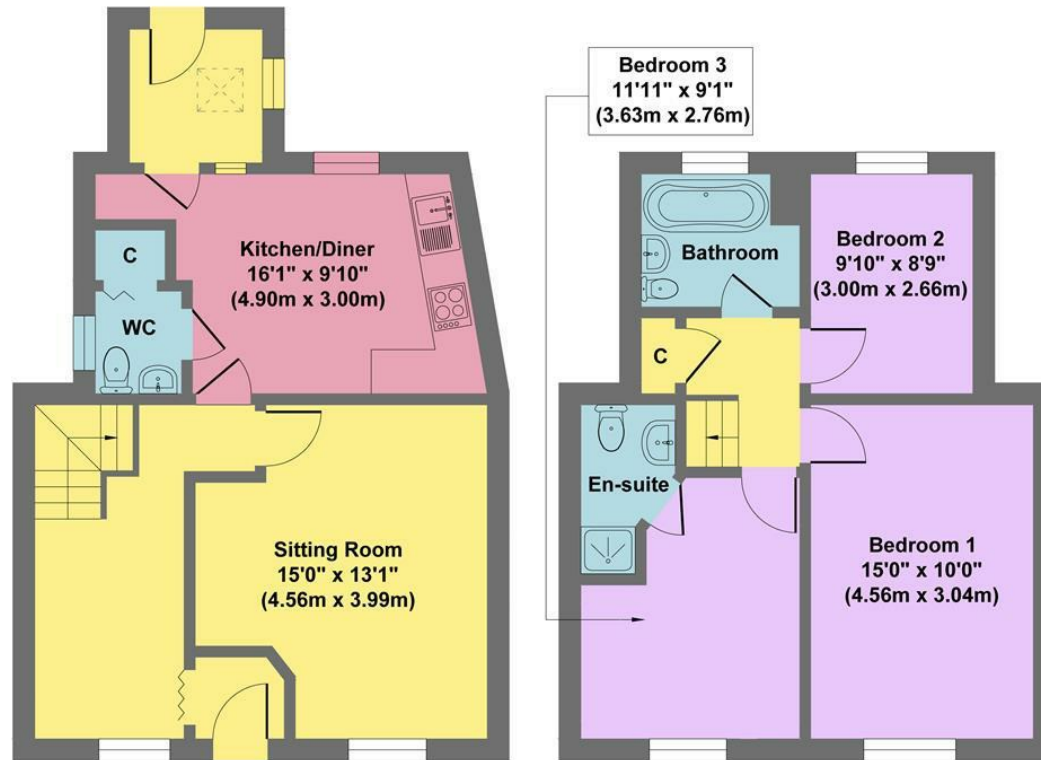


- Idyllic Village Setting
- Currently Run As A Very Successful Holiday Cottage
- Charming Rear Courtyard Garden
- Ideal Main Home & Within Highly Regarded School Catchment
- Village Amenities, Country Inns & Hotel
- Direct Access to Many local Walks
- Contents By Separate Negotiation
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office





Sunrise Cottage



Ground Floor
Approximate Floor Area
514 sq.ft
(47.84 sq.m.)

First Floor
Approximate Floor Area
457 sq.ft
(42.44 sq.m.)

Approx. Gross Internal Floor Area 971 sq.ft / 90.28 sq.m

Illustration for identification puposes 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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