



Lawson Cottage, Queen Street, Tideswell, Derbyshire, SK17 8PF



# Queen Street

## Tideswell

Guide Price

# £800,000

£800,000 - £850,000 Guide Price.

This stunning four-bedroom character property, complete with an attached one-bedroom self-contained annex, offers off-road parking & charming, well-stocked gardens. Centrally positioned, this impressive home has been skillfully enlarged & renovated to an exceptionally high standard, seamlessly blending its rich local history with high-quality modern fittings. The property retains many original period features & enjoys delightful views across the village, including the historic church known locally as 'The Cathedral of the Peak,' & the picturesque countryside beyond. The village itself is vibrant and well-equipped, featuring an excellent range of shops such as a Co-op, bakers, bookshop, greengrocers & country inns. Additionally, the village boasts a primary school, historic church, café & a thriving local community. Surrounded by the beautiful Derbyshire countryside, it offers easy access to local walks & cycle trails. The village's convenient location allows for easy commutes to Buxton, Manchester & Sheffield.

The beautifully presented and flexible accommodation begins with a front entrance lobby that opens into a bespoke fitted breakfast kitchen. This kitchen features a central island, integrated appliances, exposed beams, a stone-flagged floor & an Aga. It also includes a walk-in pantry. The boot room equipped with a range of fitted cupboards & a stone flagged floor, a utility room & a WC. The spacious garden room, illuminated by skylights & three sets of French doors leading to the rear garden also boasts a stone-flagged floor & ample space for both living and dining areas. The sitting room is particularly charming, featuring a gritstone fireplace housing a log-burning stove.

On the first floor, there are two double bedrooms and a shower room, along with an additional bedroom. The second floor hosts a double bedroom with a dressing area & a luxurious bathroom.

Attractive gardens border the property and include a useful store.

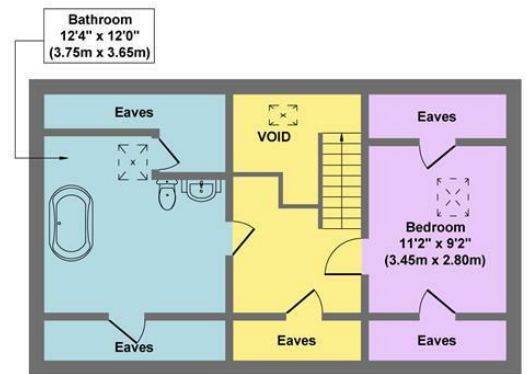
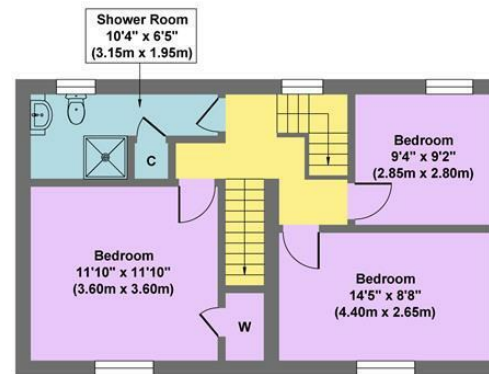


- Brimming With Character Features
- Centrally Positioned Close To The Excellent Rang Of Amenities
- Off Road Parking And Attractive Well Stocked Gardens
- Flexible Family Living Accommodation With A Self Contained Annex Ideal For Guests Dependant Relative Or Income Potential
- Impressive Features & High Quality Finish Throughout
- A Summer House/Home Office
- Within Lady Manners school Catchment
- Easy Commutable Distance Of Major Commercial Centres
- EPC: TBC
- Viewings: Bakewell Office





# Lawson Cottage



**First Floor  
(Above Garage)**  
Approximate Floor Area  
424 sq.ft  
(39.4 sq.m.)

**Ground Floor**  
Approximate Floor Area  
1438 sq.ft  
(133.6 sq.m.)

**First Floor**  
Approximate Floor Area  
565 sq.ft  
(52.5 sq.m.)

**Second Floor**  
Approximate Floor Area  
329 sq.ft  
(30.6 sq.m.)

**Approx. Gross Internal Floor Area 2759 sq.ft / 256.3 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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