



Stoneycroft, Mill Lane, Stoney Middleton, Hope Valley, S32 4TS

Saxton Mee

Mill Lane

Stoney Middleton

Offers In The Region Of

£450,000

This charming three-bedroom semi-detached freehold property is situated in a tranquil setting within a sought-after Peak District village, offering stunning panoramic views of the surrounding Derbyshire countryside. Nestled amidst generous gardens, the property provides potential for off-road parking, subject to the necessary planning consents. Its location is ideal, with close proximity to local amenities, highly regarded primary and secondary schools and excellent transport links to major commercial hubs.

Spread across three floors, the property presents an opportunity to be tailored to individual tastes and requirements. The entrance lobby opens into a hallway that leads to the primary living spaces. These include a dining room with patio doors that invite natural light and a connection to the outdoors, a delightful sitting room featuring a bay window that frames the spectacular views and a fitted kitchen.

The lower ground floor houses a utility room, a WC and a workshop/store, along with additional storage space. This area offers flexibility and potential for reconfiguration, allowing for the creation of further living areas to suit individual needs. Lockable aluminium shutters are fitted on downstairs windows for additional security.

On the first floor, the landing provides access to a spacious double bedroom with a bay window that enhances the sense of space and light, a second double bedroom with built-in wardrobes, a bathroom and a third bedroom.

The exterior of the property includes a low-maintenance front garden and a generously sized rear garden. The rear garden features planted beds and borders, as well as gated access to the adjoining lane, offering a private and serene outdoor space.

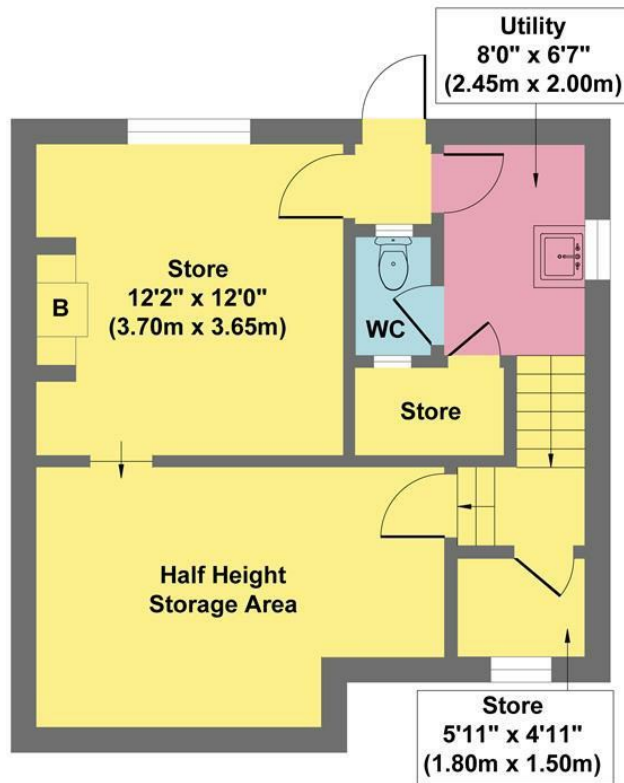
With no upward chain, this property represents a wonderful opportunity for buyers seeking a peaceful countryside home with ample scope for customization and development.

- Fabulous Far Reaching Views
- Generous Gardens
- Peaceful & Picturesque Setting
- Easy Commutable Distance Of Major Commercial Centres
- Spacious & Flexible family living Accommodation
- Offers Scope To Complete To Individual Specifications
- Close To Local Amenities
- Within Highly Regarded School Catchment
- EPC: TBC
- Viewings: Bakewell Office

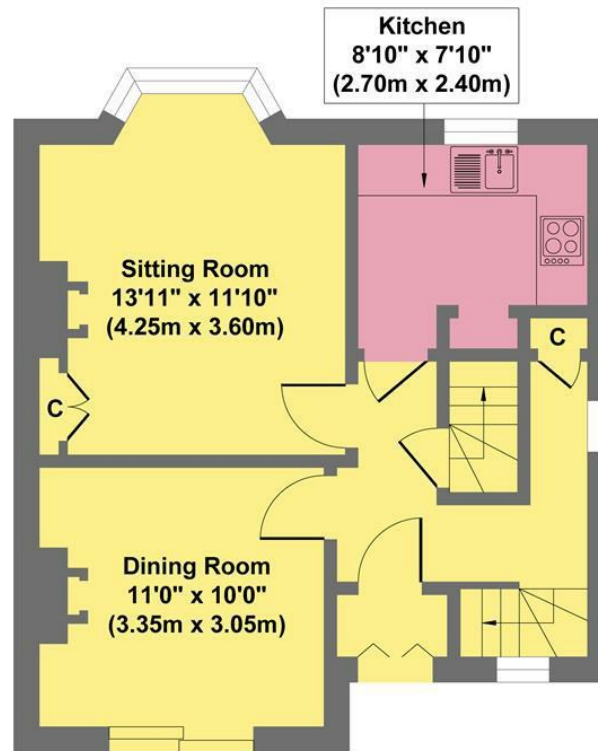




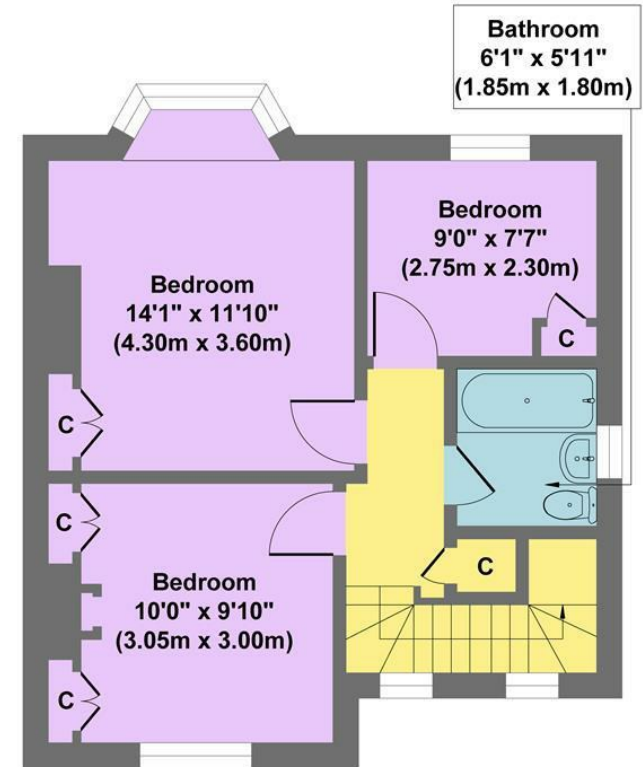
Stoneycroft



Lower Ground Floor
Approximate Floor Area
448 sq.ft
(41.62 sq.m.)



Ground Floor
Approximate Floor Area
458 sq.ft
(42.54 sq.m.)



First Floor
Approximate Floor Area
458 sq.ft
(42.54 sq.m.)

Approx. Gross Internal Floor Area 1364 sq.ft / 126.70 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

