



The Cotton Reel, 2 Hall End Lane, Ashford-In-The-Water, Derbyshire, DE45

Saxton Mee

2 Hall End Lane

Ashford-In-The-Water

Offers Around

£325,000

An exceptional, Grade II listed, two double Bedroom mid-terrace Cottage in an enviable location on a no through road in the most picturesque village of Ashford-In-The-Water in the heart of the Peak District National Park. The beautifully presented accommodation is arranged over three floors and has many period features including original fireplaces, stone mullion windows and charming window seats, and is available with early vacant possession and completed chain.

The Ground Floor comprises; charming Sitting room with Derbyshire Gritstone fireplace and inset wood burning stove, bespoke Kitchen with feature vaulted ceiling and exposed beam, downstairs Utility/Larder. On the first floor; magnificent double Bedroom with window seat and original fireplace. On the second floor; further double Bedroom and stylish feature Bathroom with freestanding bath.

Outside; to the rear of the property is a shared Courtyard with two good Outbuildings containing Utility area and Wood/Coal store.

The property would make an ideal home or second home or holiday Cottage and early viewing highly recommended.

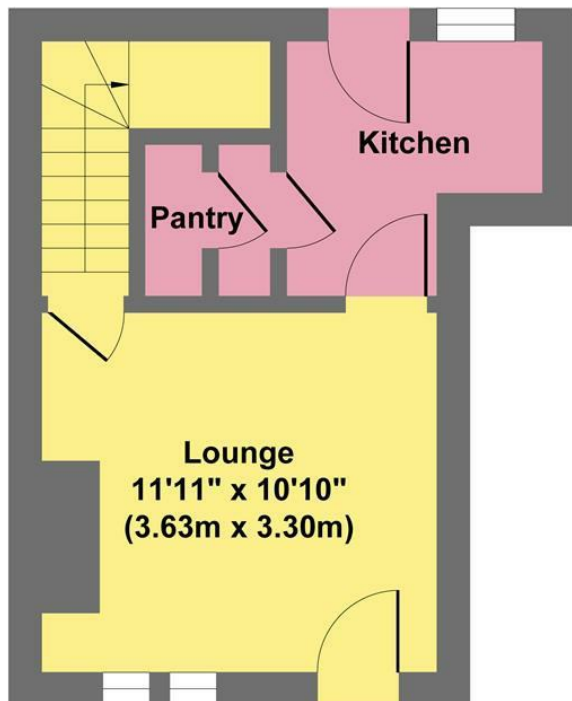


- Two Double Bedroomed Grade II Listed Cottage
- Very Sought After Picturesque Peak District Village
- Charming Sitting Room with Gritstone Fireplace and Wood Burning Stove
- Bespoke Cottage Kitchen
- Two Double Bedrooms
- Versatile Cloak/Storage Area
- Stylish Bathroom with Roll Top Bath
- Shared Rear Courtyard with Two Outbuildings and Utility Area
- Ideal Home or Second Home or Holiday Let in Very Sought After Peak District Village

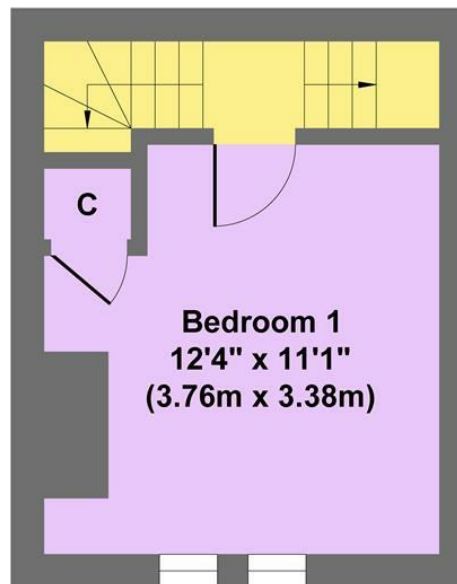




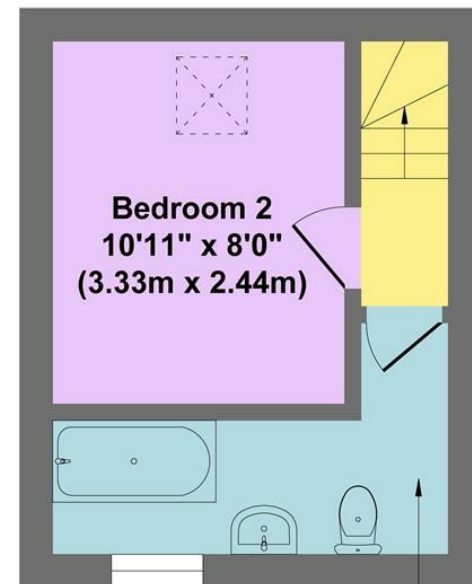
The Cotton Reel



Ground Floor
Approximate Floor Area
241 sq.ft
(22.36 sq.m.)



First Floor
Approximate Floor Area
184 sq.ft
(17.09 sq.m.)



Second Floor
Approximate Floor Area
184 sq.ft
(17.09 sq.m.)

Approx. Gross Internal Floor Area 609 sq.ft / 56.54 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

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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

