



Christmas Cottage, Greaves Lane, Ashford-in-the-water, Derbyshire, DE45

Saxton Mee

Greaves Lane

Ashford-in-the-water

Asking Price

£485,000

A delightful stone-built period cottage, situated in the heart of this truly idyllic village within the Peak District National Park. With a wealth of character and immaculately presented throughout. Bordered by spectacular Derbyshire countryside, close to the renowned Chatsworth Country Estate, Haddon Hall and the historic market town of Bakewell.

The picturesque Peak District village of Ashford-In-The-Water offers excellent amenities, including a local shop, cafes, country inns and hotels.

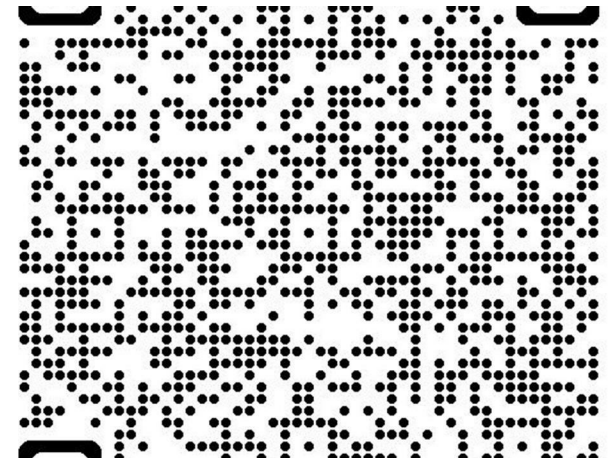
The charming accommodation includes; dining hall featuring attractive wood panelled walls, deep window seat, gritstone fireplace with gas coal affect fire and stone hearth. A cosy sitting room, log burning stove within a gritstone fireplace and window seat. At the rear of the property there is a bespoke dining kitchen with granite work surfaces, built in appliances and AGA. Natural light flows through from velux skylights and French doors, which lead onto the rear garden. Utility area with built in cupboards housing the boiler and space and plumbing for a washing machine. Luxurious ground floor bathroom.

Upstairs, both bedrooms enjoy a front aspect, with window seats beneath elegant sash windows. A well-proportioned main bedroom, bedroom two benefits from having built in storage cupboards.

With its pretty, easily managed stone wall enclosed rear garden, paved eating area, two stone outbuildings and timber garden shed. Well, stocked herbaceous borders and lawn area.

The property has previously been granted planning permission to extend and create a third bedroom and two further bathrooms, whilst retaining an enclosed rear garden. Please note this has now lapsed.

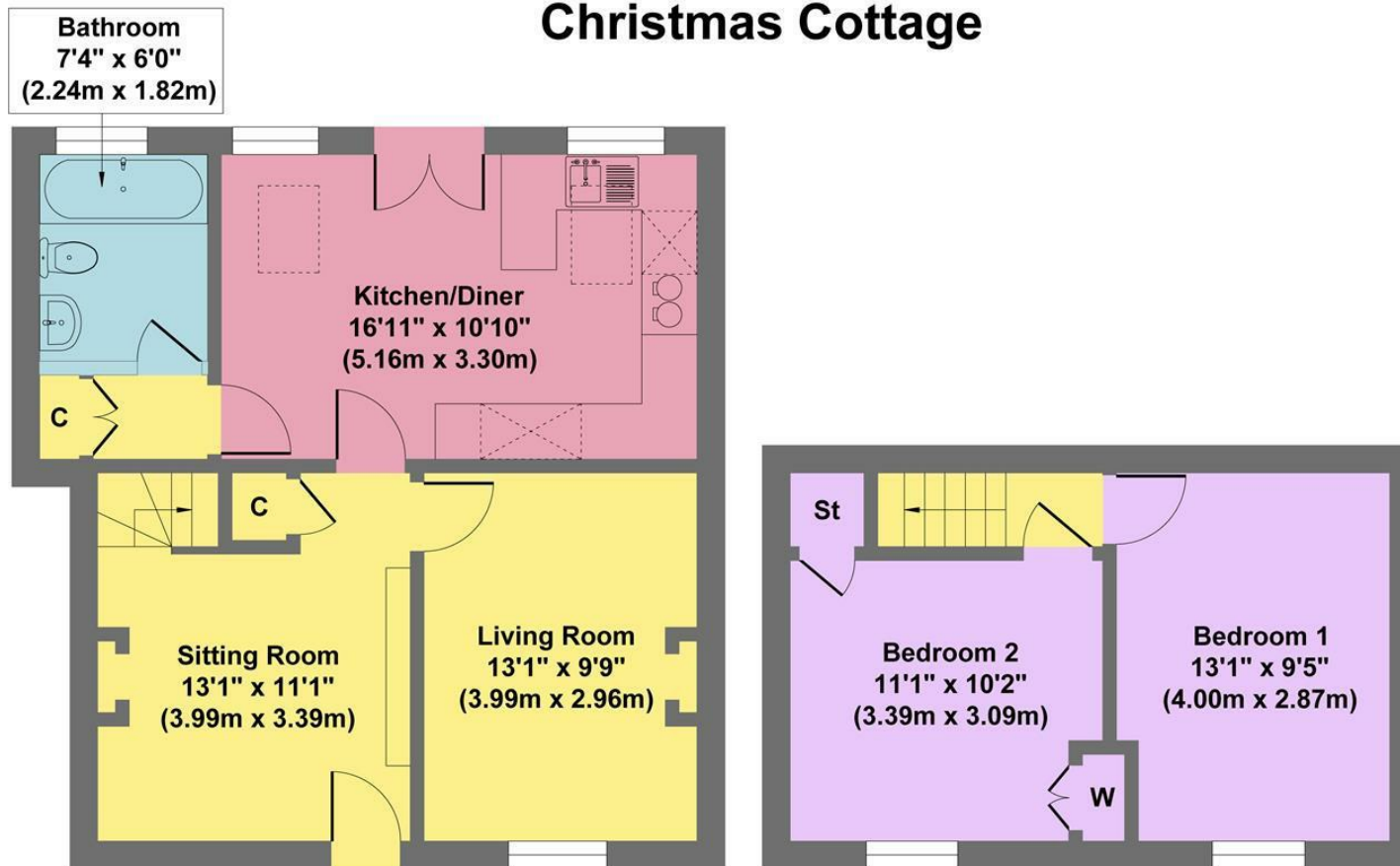
This cottage is currently a successful holiday let, with contents available by separate negotiation.



- Idyllic Village Setting
- Immaculately Presented Throughout
- Currently Run As A Highly Rated Holiday let But Ideal As A Main Home
- Close To The Chatsworth Country Estate & Haddon Hall
- Three Useful Stores
- Contents By Separate Negotiation
- Village Amenities, Country Inns & Hotel
- Direct Access To Many Local Walks & Outdoor Pursuits
- No Upward Chain
- Viewings: Bakewell Office



Christmas Cottage



Ground Floor
Approximate Floor Area
543 sq.ft
(50.43 sq.m.)

First Floor
Approximate Floor Area
279 sq.ft
(25.93 sq.m.)

Approx. Gross Internal Floor Area 822 sq.ft / 76.36 sq.m

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

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