



Tallan Green Cottage Litton, Derbyshire, SK17 8QU

Saxton Mee



# Tallan Green Cottage

## Litton

Asking Price

**£375,000**

Nestled in the heart of an idyllic Peak District conservation village, this exceptional three double bedroom character property is a rare gem, brimming with original period features. Steeped in history and charm, the home effortlessly blends the warmth of traditional craftsmanship with a setting that embodies village life at its finest.

The accommodation is beautifully arranged, with a generous dining room featuring exposed beams and a stone flagged floor, seamlessly flowing into a well appointed kitchen fitted with a range of units and appliances. The sitting room is a true highlight both spacious and inviting, where a striking gritstone fireplace with a stove creates a cosy focal point, complemented by exposed stonework, beams and charming window seats that enhance the sense of timeless appeal.

Upstairs, a large landing bathes in natural light through stone mullioned windows, with deep window seats. Two of the double bedrooms boast floor to ceiling built in wardrobes, a further double bedroom and a family bathroom is thoughtfully with a separate shower enclosure.

Beyond the interior, the property is approached via a gated entrance leading to an easily maintained cobbled courtyard, a peaceful and private space that perfectly complements the home's historic character. The village itself offers a quintessential Peak District lifestyle, with scenic surroundings, local amenities including a Post Office/shop/café, a popular traditional country inn and a primary school and a welcoming community.

Sold with no upward chain, this is an outstanding opportunity to acquire a home in an enviable location.



- Brimming With Character Features
- Idyllic Conservation Village
- Thriving Community With Amenities & Primary School
- Direct Access To A Wealth Of Outdoor Pursuits
- Easy Commutable Distance Of Manchester Buxton & Sheffield
- Easily Managed Courtyard
- Peaceful & Picturesque Setting
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office

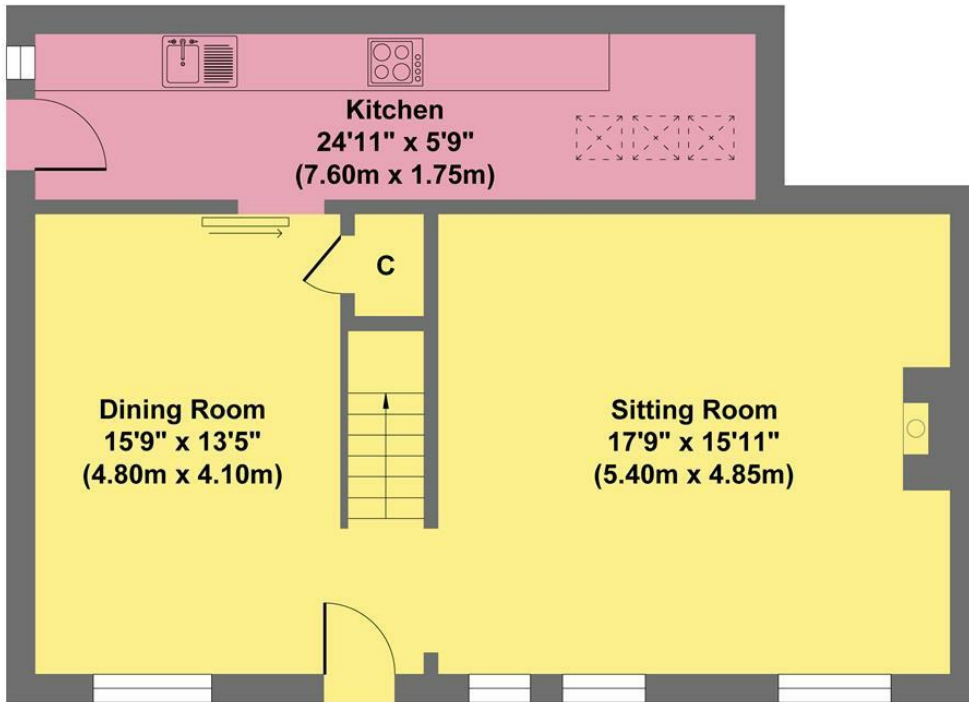




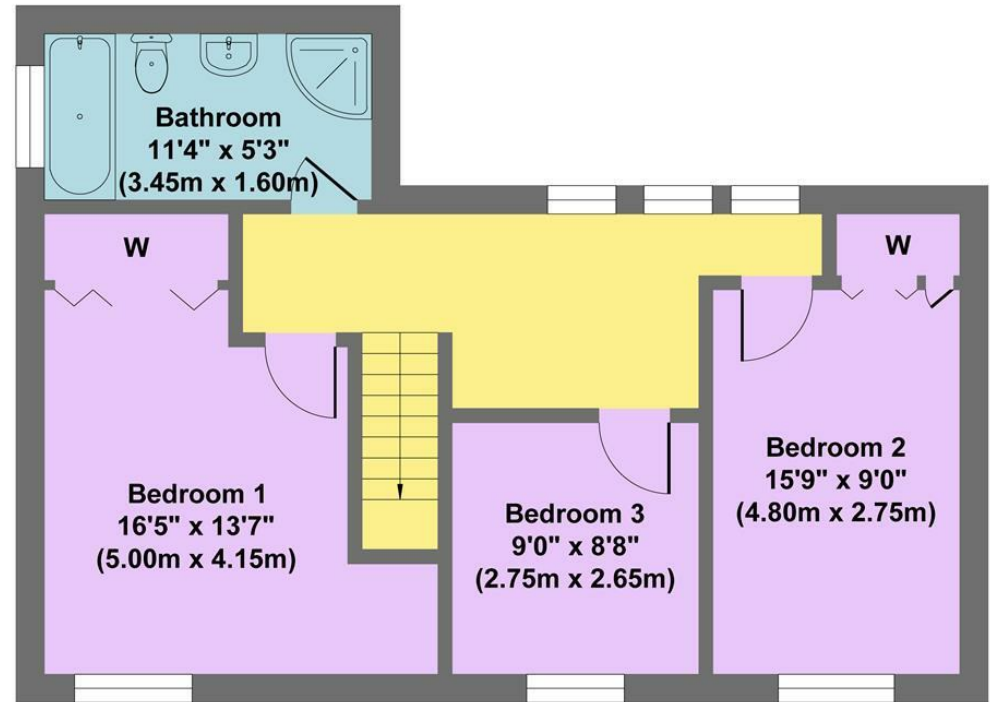




## Tallan Green Cottage



**Ground Floor**  
**Approximate Floor Area**  
**659 sq.ft**  
**(61.24 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**574 sq.ft**  
**(53.35 sq.m.)**

**Approx. Gross Internal Floor Area 1233 sq.ft / 114.59 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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

