



7 Litton Slack, Litton, Derbyshire, SK17 8SU

Saxton Mee

7 Litton Slack

Guide Price

£325,000

In a truly spectacular rural setting with panoramic views to the front and rear over Millers Dale and open fields, a stunning 18th Century former Mill Cottage built by the famous Richard Arkwright. Finished to an exceptionally high standard with many restored original features including reclaimed doors and panelled walls.

Guide Price £325,000-£335,000

A stable door opens into the entrance lobby, leading to a well-proportioned sitting room with broad front facing deep double glazed window and window seat with lovely views out over towards open fields and Millers Dale. A feature of the room is the tall original gritstone fireplace with raised stone hearth and Clearview stove.

The dining area has an original limestone archway and access to the useful utility/pantry. An impressive kitchen features a bespoke range of units. Oak work surfaces, oak drainer and Franke sink unit are set below the two rear facing double glazed windows with lovely aspect immediately over adjoining fields. There is a range of integrated Neff appliances including slimline dishwasher, fridge, oven with induction hob and stainless-steel extractor above. Double glazed French windows lead out to the rear, giving further natural light and overlooking fields and the valley.

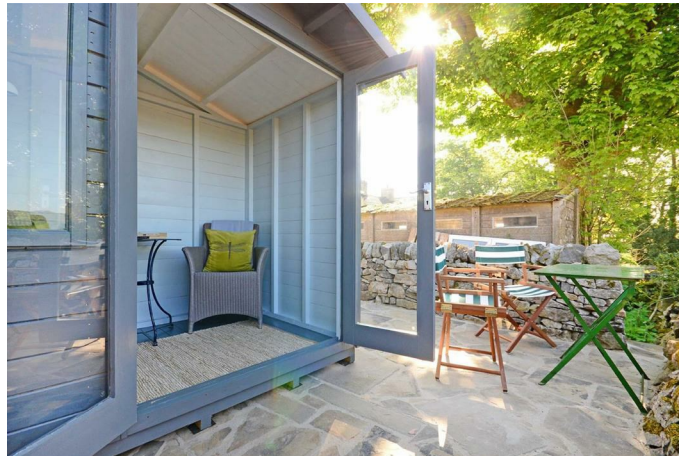
The first-floor landing provides access to the bedrooms and shower room. Bedroom one is a good sized double with broad front facing double glazed window and stunning south facing views. Bedroom two is a rear facing single, with double glazed window with lovely aspect over countryside. The shower room features Villeroy and Boch suite comprising large tiled shower cubicle with chrome thermostatic shower, wall mounted wash hand basin and low flush WC.

Outside, to the front is an off-road parking area which gives access to a flagged patio terrace and bespoke summerhouse. This area is in a superb south facing position, fronting onto open fields and Millers Dale. There is a separate garage located at the start of the lane.



- Stunning 18th Century Cottage
- Off-Road Parking and Separate Garage
- Fantastic Location with Breathtaking Views
- Superb Quality Finish and Original Features
- Charming Sitting Room with Gritstone Fireplace
- Kitchen and Dining Area with Utility/Pantry Room
- Luxury Shower Room
- Patio/Terrace and Powered Summerhouse
- EPC Rating - D
- Viewings - Bakewell Office





7 LITTON SLACK

APPROXIMATE GROSS INTERNAL AREA = 56.5 SQ M / 608 SQ FT

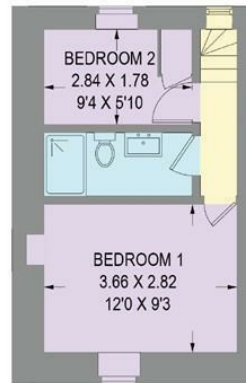
GARAGE = 12.0 SQ M / 129 SQ FT

SUMMER HOUSE = 3.2 SQ M / 34 SQ FT

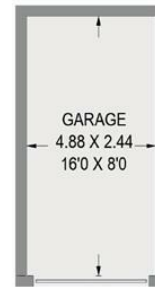
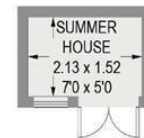
TOTAL = 71.7 SQ M / 771 SQ FT



GROUND FLOOR
34.2 SQ M / 368 SQ FT



FIRST FLOOR
22.3 SQ M / 240 SQ FT



(NOT SHOWN IN ACTUAL LOCATION /
ORIENTATION)

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

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