



Edgestones, Litton Dale, Litton, Derbyshire, SK17 8QL

Saxton Mee



# Litton Dale

Guide Price

## £600,000

This spacious four-bedroom dormer bungalow with an attached single garage and generous off-road parking, enjoys a peaceful and picturesque setting in the highly sought-after Peak District village of Litton.

£600,000 - £625,000 Guide Price

The village itself is renowned for its charm, centred around a traditional green and offering a close-knit community with a well-regarded primary school, a Post Office/village shop and a welcoming country inn. Further everyday amenities are available in nearby Tideswell, whilst the larger market towns of Bakewell and Buxton are within easy commuting distance.

A front entrance porch opens into a charming sitting room, creating an immediate sense of warmth and welcome. From here, the layout flows through to the well-equipped dining kitchen, a bright dual-aspect space fitted with a range of units and appliances, with French doors leading out onto a seating terrace that is perfect for entertaining. A side hall provides access to a practical utility room and WC, ensuring everyday convenience. The ground floor also includes a separate dining room and an additional entrance lobby, enhancing both flexibility and functionality.

The ground floor also features a spacious double bedroom with built-in wardrobes and en-suite shower room, together with two further double bedrooms, one benefitting from fitted storage and a separate bathroom.

On the first floor, a study with useful eaves storage sits alongside a further bedroom and a store room, which offers potential for conversion to an additional bathroom subject to building regulations, if desired.

The property is approached via a private driveway leading to the garage and workshop, providing ample parking for several vehicles. Attached to the garage is a lean to greenhouse. The front garden has easily managed planted beds and borders alongside a glazed greenhouse, while to the side lies a pleasant seating terrace and easily managed lawned area to the rear.



- Peaceful Setting With Picturesque Views
- Spacious & Flexible Living Accomodation
- Within Highly Regarded School Catchment
- Charming Peak District Village
- Easy Reach Of Amenities
- Direct Access to A Wealth Of Outdoor Pursuits
- Solar Panels
- Garage & Off Road Parking
- EPC: TBC
- Viewings: Bakewell Office

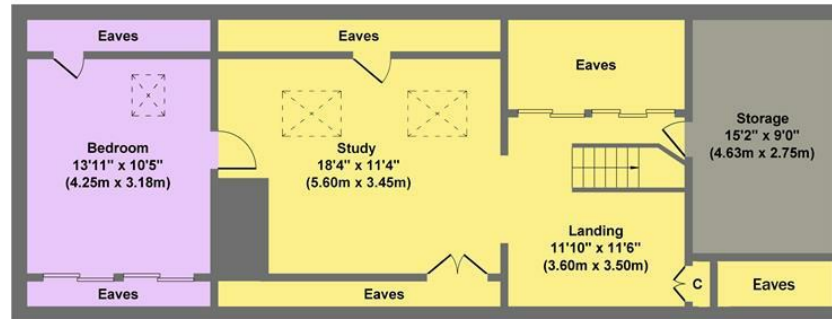








## Edgestones



**First Floor**  
Approximate Floor Area  
759 sq.ft  
(70.51 sq.m.)



**Ground Floor**  
Approximate Floor Area  
1868 sq.ft  
(173.52 sq.m.)

**Approx. Gross Internal Floor Area 2627 sq.ft / 244.03 sq.m**

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

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