



Church View Cottage, Litton, Derbyshire, SK17 8QP

Saxton Mee

Litton

Guide Price

£275,000

A wonderful “chocolate box” period cottage, dating back to circa 1700, enviably positioned in the heart of the picturesque village of Litton, directly overlooking the village green and opposite the much-loved Red Lion pub.

£275,000 - £285,000 Guide Price

This is one of the most idyllic village settings in the Peak District, combining charm, history and community spirit. Litton itself offers a highly regarded primary school, village shop/café/Post Office and excellent community spirit, while nearby Tideswell provides a wider range of shops, cafés and country inns.

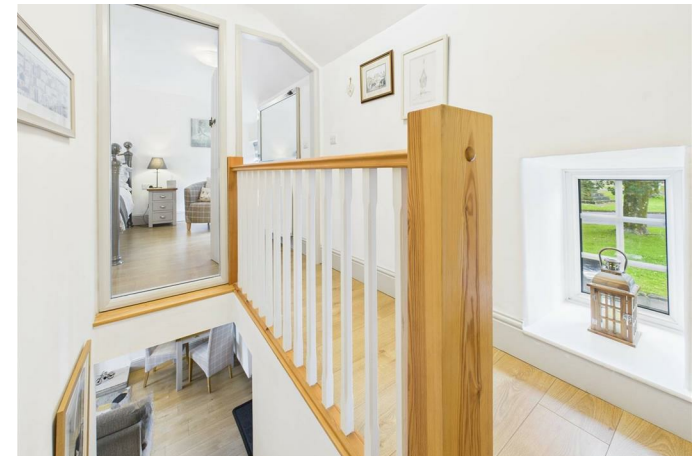
Beautifully presented throughout, the cottage has been thoughtfully refurbished with an eye for detail, creating light and airy accommodation that is both welcoming and stylish. Currently run as a successful holiday let, it is equally well suited as a main home, with contents available by separate negotiation.

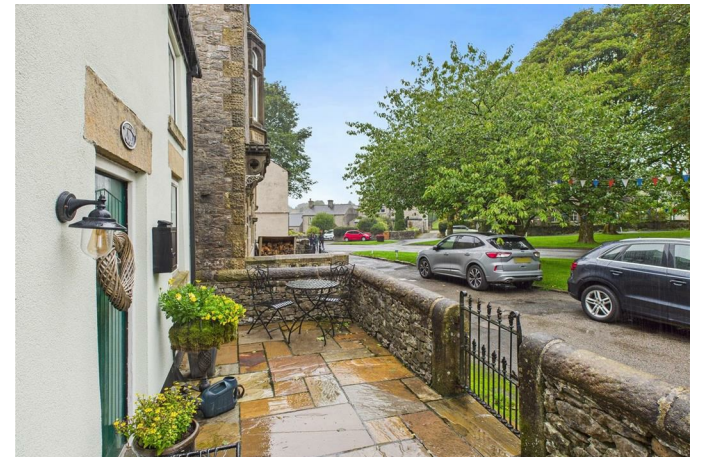
Arranged over two floors, the property enjoys delightful views of the village green. The ground floor includes a dual-aspect sitting/dining room that is both welcoming and stylish. Currently run as a successful holiday let, it is equally well suited as a main home, with contents available by separate negotiation.

Externally, a wrought-iron gate opens to an enclosed, easily managed front garden, offering the perfect spot to sit and enjoy the view, with a pathway leading to the front door. To the rear, there is a shared low-maintenance courtyard and access to a useful bike store/utility room. The property is offered with no upward chain.



- Idyllic Village Setting
- Centrally Positioned Overlooking The Green
- Ideal Main Home
- Immaculately Presented
- Direct Access To A Wealth Of Outdoor Pursuits
- Currently Run As A Successful Holiday Let
- Contents By Separate Negotiation
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office







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.'

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