



**IVY COTTAGE, MARKET PLACE, HARTINGTON, BUXTON, DERBYSHIRE,
SK17 0AL**

PRICE £450,000

DESCRIPTION

Being set in the heart of the highly regarded and sought after Peak Park village of Hartington, a surprisingly spacious traditionally styled, stone built semi-detached cottage, which retains much of its original charm and character, whilst meeting the requirements of modern day family living.

Retaining many original features, the oil centrally heated accommodation briefly comprises: entrance hall with cloakroom/WC, two ground floor reception rooms, comprehensively fitted kitchen with integrated appliances and three double bedrooms, each with ensuite facilities. Outside there are gardens to front and rear, car standing space and small outbuildings.

The property is considered not only to be ideal for occupation by a growing family, it would be well suited to use as a second home, weekend retreat or holiday let opportunity. Early internal viewing is considered essential.

ACCOMMODATION

An original panel glazed entrance door with courtesy light over leads to

Reception Hall with quarry tiled floor, central heating radiator and staircase off to first floor level.

Ground Floor Cloakroom having low flush WC and wall mounted wash handbasin with tiled splashback. Door from the cloakroom leads via a short flight of steps to

Half Cellar being useful storage space with fitted shelves, quarry tiled hearth and having plumbing for an automatic washing machine. Cellar also houses the free-standing oil-fired boiler for domestic hot water and central heating.

Front Sitting Room 3.91m x 3.48m (12'10" x 11'5") having small pane glazed stone mullion window to the front with central heating radiator beneath. Cast iron fireplace with tiled cheeks and having open grate and tiled hearth. Painted period style timber surround.

Rear Dining Room 3.45m x 3.25m (11'4" x 10'8") with ceramic tiled floor, sealed unit double glazed window looking towards the rear garden, central heating radiator. Fireplace with fitted cooking range providing fire grate with side oven and warming oven.

Kitchen 3.54m x 2.18m (11'7" x 7'2") with ceramic tiled floor to match the dining room, and having been fitted with a good range of contemporary kitchen units providing base cupboards and wall cupboards, matching drawer bank and ample polished marble work surfaces, including drainer to the fitted Belfast sink with pillar mixer tap. Marble upstands and tiled splash backs integrated AEG electric oven with microwave combi-oven over and flanking integrated refrigerator and freezer. AEG ceramic induction hob with brush stainless steel extractor hood over. Sealed unit double glazed windows to the rear garden and matching panelled sealed unit double glazed to the exterior. Double panelled central heating radiator.

Staircase to First Floor Level with half landing having two windows leading up to the main landing with further staircase to second floor level and understairs storage cupboard.



Bedroom Suite One comprising front double bedroom 3.94m x 3.55m (12'11" x 11'7") with stone mullion small paned window to the front, which overlooks the Market Place and the centre of Hartington, central heating radiator and decorative painted cast iron fireplace. Small inbuilt wardrobe cupboard with hanging rail.



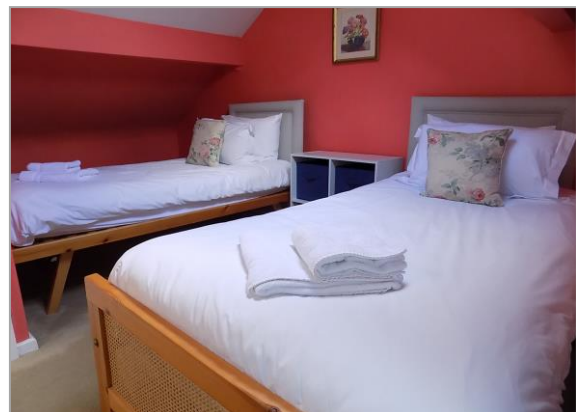
Ensuite Bathroom being of spacious proportion and having 3-piece suite in white, comprising panelled bath with mixer tap, shower handset, glazed shower screen door and full height ceramic tiling over. Pedestal wash handbasin, low flush WC, towel rail radiator, shaver light.



Bedroom Suite Two comprising rear double bedroom 3.46m x 3.41m (11'4" x 11'2") with window overlooking the rear garden, central heating radiator. Door to

Dressing Room 2.24m max (to the rear of the cupboards) x 1.7m (plus door recess) (7'4" max x 5'7") having side window, central heating radiator and a range of three matching cupboards, one housing the hot water cylinder, one providing a small wardrobe with slatted shelves and the third being a linen storage cupboard. The door from the dressing room leads to

Bathroom having ceramic tiled floor and fully ceramic tiled walls with sealed unit double glazed window overlooking the rear garden. Contemporary 3-piece suite in white comprising panelled bath with over bath mains control shower and glazed shower screen door, low flush WC, pedestal wash handbasin, central heating radiator.



Staircase off to Second Floor Level

Bedroom Suite Three 2.9m x 4.28m max (9'6" x 14' max) (2.3m measured between the purlins) with restricted head height, central heating radiator, inbuilt eaves storage cupboards and Velux rooflight. Door off to

Shower Room having a fully tiled shower cubicle, main shower control and glazed shower screen, low flush WC and corner wash handbasin. Tiled splashbacks, central heating radiator incorporating tower rail and Velux rooflight.

OUTSIDE

The property occupies a prominent and convenient position in the heart of the village, overlooking the Market Place area. It stands behind a pleasant lawned forecourt garden with well stocked flower/shrub beds and borders. There is a flanking Tarmacadamed car standing space.



To the rear, the cottage has the benefit of a quiet and secluded garden, to include courtyard area immediately adjacent to cottage and outside cold-water tap, with adjacent stone built former closet, now providing useful storage facility. There is an area of lawn, planted flower, shrub and rose borders, with small, elevated stone flagged terrace seating area. The garden path continues past further stores to a gated access onto Stonewell Lane.



NB the adjoining property (Rose Cottage) has the benefit of general right of access over the rear garden.

SERVICES

It is understood that mains water, electricity and drainage are connected to the property, which benefits from oil fired central heating.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property has previously been in band C

EPC RATING tbc**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

FTA2698

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.