



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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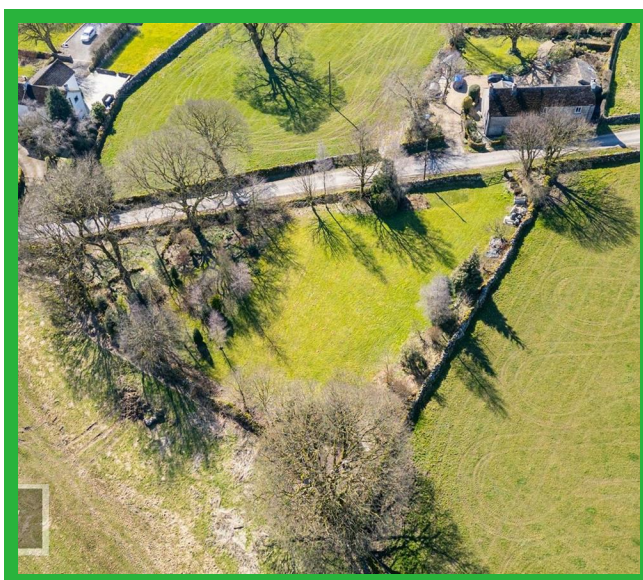
£795,000

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Hatchaway
Earl Sterndale SK17 0EP



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Located in the picturesque village of Earl Sterndale in the Peak District National Park, this charming detached house offers a perfect blend of rural tranquility and modern living. The market town of Buxton with all amenities is 4 miles away.

The house has been upgraded and well maintained by the present owners over the past 30 years, alongside a well established private garden. A small croft incorporating a wood, fruit and vegetable garden is included with the property.

If you are seeking a home that combines spacious living with breathtaking natural beauty, this detached house in Earl Sterndale is not to be missed. VIEWING HIGHLY RECOMMENDED!!

Hallway

Oak front door, sealed unit double glazed window, double paneled central heated radiator, under stairs cupboard, stairs to first floor.

Dining room (12ft x 12ft)

Sealed unit double glazed window, double paneled central heated radiator, multi fuel stove in stone feature fireplace.

Lounge (26ft 6in x 18ft 4in narrowing to 13ft 1in)

Multi fuel stove, 3 double radiators, sealed unit double glazed picture window and door to garden, beamed ceiling.

Study (10ft 1in x 9ft 4in)

Double radiator, sealed unit double glazed window, door to garage.

Garage (20ft 9in x 20ft 2in plus store area 10ft 5in 5ft)

2 up and over doors, electric light and power.

Kitchen/ Breakfast (22ft 1in x 9ft 9in)

Attractive floor units and Quartz work tops, 4 ring induction hob, electric oven, inset sink unit, integrated dishwasher and fridge freezer, 3 sealed unit double glazed windows, oil fired Stanley Range cooker, electric convector heater, beamed ceiling, built in cupboard.

Utility (10ft 7in x 6ft 2in)

Sealed unit double glazed window, Velux window, fitted cupboard, plumbing for washing machine, floor unit and work tops, wall cupboards, inset stainless steel sink unit, Night storage heater.

Separate W/C

Low flush W/C, wash hand basin in vanity unit, Velux window.

Landing

Sealed unit double glazed window, radiator.

Bedroom (14ft x 12ft)

Fitted wardrobes along 1 wall, 2 sealed unit double glazed windows, 2 radiators.

En Suite Shower room

Shower enclosure with electric shower unit, wash hand basin, low flush wc, Velux window, radiator.

Bedroom (14ft x 8ft 8in)

Sealed unit double glazed window, radiator.

Bedroom (12ft x 11ft 10in)

Sealed unit double glazed window, radiator.

Bedroom (13ft 1in x 10ft)

Built in wardrobes, pedestal wash basin, radiator, sealed unit double glazed window.

Bathroom

Bath with electric shower unit and screen, wash hand basin and low flush wc with concealed cistern in vanity unit, exposed beams and timber, sealed unit double glazed window, radiator, heated towel radiator, linen cupboard.

Landing

Double radiator, sealed unit double glazed window.

Outside

Excellent Gardens especially to rear with superb views to Chrome Hill (Dragons back) Croft over the road of just under 1 acre.