



Grove Cottage Leek, Grindon ST13 7TP

welcome to

Grove Cottage Leek, Grindon

Charming Grove Cottage offers authentic period living with two large bedrooms suits, stunning gardens, and a self-contained barn. Painstakingly restored it blends traditional charm with modern comfort. With an open-plan design, Clearview woodburning stove, and a handcrafted kitchen.



Our Valuers Comments

Grove Cottage, a truly characterful period detached cottage located in the heart of the stunning Derbyshire Peak District. This property, constructed from local natural limestone and gritstone, represents the epitome of authentic, traditional living.

The cottage boasts two large bedroom suites, having been completely restored and refurbished to an exceptionally high standard. Immense attention to detail has been paid in preserving the charming character of this property, with numerous period features revealed and showcased throughout.

The owners have carefully renovated the property to incorporate as much character as possible, resulting in a warm, cosy, yet very spacious home. Grove Cottage is nestled within delightful large cottage gardens, featuring beautiful herbaceous terraces, formal gardens with raised natural limestone beds, and productive vegetable gardens with raised timber beds.

Further, the property offers a large cedar detached potting shed (by separate negotiation), summer house, and impressive views into the breath-taking Peak District over adjoining farmland.

In addition to the main cottage, the property includes a detached converted natural limestone barn, which provides beautiful self-contained living accommodation. This includes a double bedroom, shower room, and a comfortable living space with a plethora of well-placed windows allowing for great natural light.

The main cottage and the attached barn, aptly named the Bothy, are situated together within the gardens, separated by clever planting to maintain privacy. Parking doesn't interfere with the gardens, offering space for two or three vehicles. The property features limestone pathways at the front, raised flower beds, and a beautiful oak-framed entrance porch protecting the original entrance door.

Comments Continued

The ground floor boasts an open-plan design, creating a feeling of vast space. The floors are beautifully stained flagstone and gritstone, highlighted by the superb local gritstone fireplace with a top-of-the-range Clearview wood burning stove.

The kitchen/dining area, open to the sitting room, offers a bespoke range of Ash and Oak cabinets, handcrafted to provide a simple and comforting feel. The kitchen area extends to a lobby with a base cabinet topped with stunning copper.

The dining room showcases beautiful exposed beams, stone flooring, and is a delightful, cosy, comfortable space for either an additional sitting room, study, or separate dining area.

The property's location is absolutely stunning, nestled on the limestone upland in a small village surrounded by highly desirable and very attractive period properties. The property is situated just on the fringe of the village where a lane drops into the absolutely stunning Manifold Valley, steeped in history and now a beautiful sanctuary of peace and tranquility.

The property is situated in the Peak District National Park, the UK's first and original national park and an area of outstanding natural beauty. The Peak District offers an outstanding range of outdoor leisure facilities and activities and is within easy reach of Chatsworth House, Haddon Hall, Alton Towers theme park, and wildlife sanctuaries.

The village is conveniently located between Ashbourne, Leek, Buxton, and Bakewell, providing easy access to a variety of different shopping centres. Convenient for commuting and travelling, the Peak District National Park is situated such that half of the population of the UK could enter into the park within about an hour's travelling.

Grove Cottage is the perfect blend of traditional charm and modern comfort, nestled in one of the most beautiful parts of the UK. This is not just a property, but a lifestyle - a chance to live the dream in a place of outstanding natural beauty.

Summary

If you're looking for a home that will charm and delight you in every way, look no further than Grove Cottage. This is a rare opportunity to own a piece of the Peak District, in a property that is as unique and charming as its surroundings.

We welcome you to come and view Grove Cottage for yourself, and fall in love with your dream home.

Annex Entrance Hall

With double glazed stable entrance door and stone flagged floor. There is access to a roof space.

Annex Living Kitchen

17' x 6' 10" (5.18m x 2.08m)

A superb triple aspect living room which has almost full height double glazed windows overlooking the front gardens. Picture window overlooking the cottage gardens to the rear and a double glazed window to the gable end with views towards Grove Cottage. There is a fitted kitchen with a spoke base cabinet, natural wood work surfaces and decorative ceramic tiled splashback incorporating a stainless steel sink unit with a mixer tap. Appliances include a built in ceramic hob with space beneath for an integrated oven and space adjacent for a Larder fridge/freezer. Electric radiator.

Annex Bedroom

9' 6" x 8' 1" (2.90m x 2.46m)

With double glazed windows overlooking the delightful cottage gardens towards Grove Cottage. The floor is stone flagged throughout. There is an electric radiator and access to eaves storage.



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welcome to

Grove Cottage Leek, Grindon

- Open plan modern living
- Charming character throughout
- Herbaceous terraces, limestone beds, and vegetable gardens
- Outbuilding comprising further guest accommodation
- Close to Chatsworth House, Haddon Hall, and Alton Towers

Tenure: Freehold EPC Rating: D

offers in the region of

£595,000



Please note the marker reflects the postcode not the actual property

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