

Market Place

Hartington, Buxton, SK17 0AL



Charming Grade II listed two-bedroom stone cottage in the Peak District National Park. Ideal as a holiday let, holiday home or couple looking to downsize and have the country village lifestyle.

£300,000



John German

Nestled in the heart of Hartington in the picturesque Peak District National Park, Rose Cottage is a charming two-bedroom stone cottage, offering a wealth of character. This Grade II listed property is perfectly positioned in the highly sought-after village of Hartington, offering a unique blend of modern comforts and traditional appeal. The cottage is an ideal holiday let, holiday home, or a perfect property for a couple looking to downsize. Boasting electric underfloor heating throughout the ground floor, a smart heating system with individually controlled room thermostats and log burner, it ensures year-round comfort and efficiency. The spacious living areas are complemented by views across the marketplace to the front, providing a scenic village backdrop.

Its central location puts you within a stone's throw of local amenities, a popular pub and a plethora of country walks, making it an ideal retreat for nature lovers and those seeking a peaceful village life. The creatively designed covered courtyard garden offers a private outdoor space, perfect for relaxing in all weathers, while off-street parking for one car adds convenience rarely found in older properties. Both double bedrooms are spacious, with one featuring an ensuite shower room, adding to the property's appeal. Whether you're looking for a permanent residence, a holiday getaway, or an investment as a holiday let or Airbnb, Rose Cottage provides an exceptional opportunity to own a cottage in the beautiful Peak District National Park.

Entering the property via the wooden door that opens into the entrance porch which has tile flooring. A door opens into the sitting room having wooden windows with secondary glazing to the front, Kamdean flooring plus a fireplace with wooden lintel and inset AGA log burner with marble hearth forming the focal point of the room.

Moving into the dining kitchen that has Karndean flooring and a cottage style kitchen comprising wooden preparation surfaces with inset composite sink and adjacent drainer with mixer tap and matching upstand surround. There are a range of cupboards and drawers beneath with electric Belling range cooker with five ring electric hob, extractor fan and complimentary wall mounted cupboards. Situated under the stairs is a separate preparation surface with appliance space and plumbing for a washing machine and tumble dryer. Doors lead to the staircase to the first floor and another door opens onto the beautiful covered courtyard garden.

On the first floor, there are doors off to the bedrooms and bathroom. A loft hatch with pull down loft ladder provides access to a fully boarded loft offering excellent storage and potential to convert, subject to necessary permissions.

Walking into the principal bedroom, it has useful built in storage cupboards, a wooden window to front with secondary glazing enjoying lovely views across the marketplace. A wooden door opens to en suite that is fully tiled and has a white suite comprising wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower and electric extractor fan.

The second double bedroom has useful built-in wardrobes, beautiful exposed timber beams and wooden windows to rear with secondary glazing.

Moving into the bathroom, it has been fully tiled and has a white suite comprising wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and chrome mains shower over and glass shower screen, electric extractor fan and ladder style heated towel rail.

Outside - To the front of the property is a parking space for one vehicle. To the rear is a thoughtfully designed covered courtyard garden with timber decking and exposed stone walls. There is also a useful outside working WC and separate outbuilding providing further storage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Off street for 1 car in front of the property

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric central heating and electric underfloor heating downstairs. Aga Little Wenlock dual fuel stove

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/220582024

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