

Church Steps

Hartington, Buxton, SK17 0AR





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£475,000

Stone-built three-bedroom semi-detached home in the heart of Hartington. Extensively refurbished throughout and a low-maintenance courtyard garden. Off-street parking, no upward chain, and ideal for professionals, retirees, or as a holiday let in a sought-after village location.

1 Church Steps, Hartington is a charming stone-built semi-detached property, offering three generously sized double bedrooms. Extensively refurbished by the current owner, the home has been upgraded throughout, enhancing both efficiency and aesthetics. The property benefits from high ceilings, creating a sense of space and light, while the central village location provides convenient access to the nearby marketplace and local amenities. The property is also sold with the benefit of no upward chain.

A composite door opens into the reception hallway, featuring a tiled floor, a staircase leading to the first floor, and a door providing access to the dining kitchen.

The tiled flooring continues seamlessly into the open-plan living, dining, and kitchen area. The kitchen is well-appointed with an island that includes rolled edge preparation surfaces, an inset ceramic sink with an adjacent drainer and mixer tap, and an extensive range of drawers. Integrated appliances include a four-ring Neff induction hob with a seating area, a Neff electric oven and grill, a Neff microwave oven, a Neff coffee machine, a Miele dishwasher, and a Neff extractor fan. Complementary cupboards and an integrated fridge complete the kitchen. The room is dual aspect, with the front windows offering a pleasant outlook over the village. The living and dining area is centred around an inset log burner with a stone hearth, creating a focal point. Doors lead from this space to the utility room and the lower ground floor sitting room.

The utility room continues the tiled flooring and is fitted with rolled edge preparation surfaces, an inset composite sink with an adjacent drainer and mixer tap, and matching upstand surround. Base cupboards provide additional storage, along with a Miele washer/dryer and an integrated freezer. A composite door gives access to the side of the property, while internal doors lead to the dining kitchen, guest cloakroom, and a cupboard housing the boiler with fitted shelving.

The guest cloakroom features tiled flooring, a wall-mounted wash hand basin with a chrome mixer tap and tiled splashback, a low-level WC, and an extractor fan.

The lower ground floor sitting room benefits from a uPVC window to the front, a built-in cupboard housing the sump pump, and built-in shelving for additional storage.

The first-floor landing leads to two generously sized double bedrooms and the bathroom.

Both bedrooms feature fitted wardrobes with mirrored sliding doors, providing ample storage. The front-facing bedroom enjoys an elevated view across the village.

The bathroom is fully tiled and comprises a white suite, including a wall-hung wash hand basin with a chrome mixer tap, a low-level WC, a double shower unit with a chrome mains shower, a bath with a mixer tap, a chrome ladder-style heated towel rail, an electric extractor fan, and a cupboard housing the pressurised hot water tank.

A second-floor landing leads to the master bedroom, with a roof window offering views towards St Giles Church.

The master bedroom is a spacious double, benefitting from a dual-aspect layout with roof windows to the front and a side window that offers a picturesque view of the village and market place. The room includes fitted wardrobes with mirrored sliding doors, eaves storage, and access to the ensuite.

The ensuite is fully tiled and includes a wall-hung wash hand basin with a chrome mixer tap, a wall-hung WC, a double shower unit with a chrome mains shower, a ladder-style heated towel rail, an electric extractor fan, and a Velux roof window.

Externally, the property features a driveway to the rear, providing off-street parking for one car. To the side, two outbuildings offer additional storage—one housing the oil tank and the other equipped with power. The front and side of the property benefit from a low-maintenance courtyard garden, complete with stone planters and flowering borders.

Please note to the rear of the property, the neighbour has access rights across the driveway and through the gate to access the rear of their property.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off street **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

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

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

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

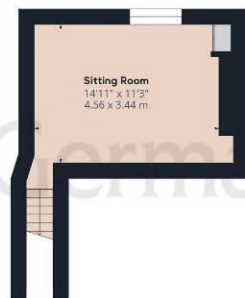
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

Our Ref: JGA17022025







Floor -1



Ground Floor

Approximate total area⁽¹⁾

1443 ft²
134.06 m²

Reduced headroom

14.27 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1



Floor 2



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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