

# Earl Sterndale

Buxton, SK17 0BU



Charming three-bedroom cottage situated in the Peak District National Park with well-presented front and rear garden with field views. Ideal home or holiday let.

£335,000



John German



Bedroom one has useful over stair storage cupboard housing hot water tank, central heating radiator and separate electric storage heater with sealed unit double glazed window in UPVC frame to side.

Moving into the bathroom, there is a white suite comprising pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC, bath with hot and cold chrome taps over with electric shower over. Sealed unit double glazed opaque window in UPVC frame to front, central heating radiator and decorative wooden panelling.

Situated in the serene surroundings of Earl Sterndale within the Peak District National Park, Chapel View offers a quintessential countryside living experience. This property embodies rural charm, suitable for people looking for a lifestyle change or holiday home/holiday let.

Bedroom two has a useful storage cupboard and sealed unit double glazed window in UPVC frame to front.

L-Shape breakfast kitchen, having preparation surfaces with inset 1 ½ composite sink with adjacent drainer and mixer tap over. Having a range of cupboards and drawers beneath with appliance space and plumbing for washing machine, integrated fridge and freestanding electric Belling range cooker with electric hob over with extractor fan canopy over, central heating radiator and separate electric storage heating.

The third bedroom has a central heating radiator, useful storage cupboard and loft hatch access.

Moving into the sitting room, there is a beautiful open brick fireplace with back boiler with stone hearth, double glazed windows to front and side, central heating radiator and staircase to first floor.

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

**Services:** Electric storage heaters & central heating via open fire back boiler. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

### Useful Websites:

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref: JGA22092023**

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B

On the first floor landing doors lead off to the bedrooms and bathroom.



### Ground Floor



### Floor 1

John German 

Approximate total area<sup>(1)</sup>

527.56 ft<sup>2</sup>49.01 m<sup>2</sup>

### Reduced headroom

11.32 ft<sup>2</sup>1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria propertymark  
PROTECTED

 naea propertymark  
PROTECTED

 The Property Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

## 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**