

Plot S Peakland Grange 18 Dairy Close, Hartington, SK17 0BF



£695,000



Peakland Grange is an exciting brand new development of 26 bespoke, new and converted homes situated in the picturesque Derbyshire village of Hartington. These superior homes will offer a range of traditional styles and contemporary finishes, and enjoy the next generation ICF system, offering the homeowner the latest in environmental and recyclable design. The properties benefit from sealed unit double glazing throughout and a Grant Air Source Heat Pump.

Plot S is a two storey property finished in sandstone and with gardens to the front, side and rear and driveway parking to the front. The property is located on Dairy Close and has delightful countryside views to the rear. In brief, the accommodation comprises on the ground floor, an entrance hall, a cloakroom, a lounge with log burning stove and bi-fold doors to the rear garden and dining kitchen which will be fitted throughout to a high standard and will include a selection of integrated Samsung appliances and a kitchen island. There will be tiled flooring in the kitchen area and oak flooring in the dining area. On the first floor there is a landing, a master bedroom with it's own dressing room and en suite. There is also a family bathroom and three further bedrooms. Externally, there is an attached single garage including a utility area and a door to the rear garden. The property backs onto open countryside with delightful views.

DIRECTIONS:



From our Buxton office bear left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the traffic lights into London Road and head out of Buxton on the A515 Ashbourne Road. Continue along the A515 for several miles and take the right hand turning signposted Hartington. Proceed along the road for a number of miles and upon entering the village, with the duck pond on the right bear right onto Stonewell Lane where Peakland Grange can be found after a short distance on the right.

LOCATION



The village of Hartington is situated within the beautiful Peak District National Park which is one of the most visited national parks in the world. Hartington has been an important village since the Middle Ages and was granted a market charter in 1203 by William DeFerres and became a major centre for a large rural population from the many isolated farms in the surrounding areas which it still is today. The village is centred around the spacious square with the much photographed duck pond and numerous charming old limestone properties including The Charles Cotton Hotel, St Giles Church, The Market Hall and Hartington Hall. There is also an impressive selection of gift shops, cafes and pubs, as well as a speciality cheese shop and small pottery. Hartington itself is surrounded by some of the most beautiful scenery and countryside in England with a huge network of footpaths and walking trails in all directions. There are good road links to neighbouring towns and cities to include Buxton, Ashbourne, Sheffield, Manchester, Chesterfield and Derby.

GROUND FLOOR

Entrance Hall

With stairs to the first floor.

Cloakroom/Wc

Lounge 18'7" x 16'0"

With log burning stove and bi fold doors to the rear garden.

Dining Kitchen 18'7" x 14'9"

Fitted with a quality range of cupboards, work surfaces, a kitchen island and a selection of integrated Samsung appliances.

FIRST FLOOR

Landing

Master Bedroom 18'7" x 9'11"



Dressing Room

En Suite



Bedroom Two 18'9" x 9'5"

Bedroom Three 13'9" x 10'1"

Bedroom Four 14'9" x 8'2"

Bathroom



OUTSIDE

Garage 18'9" x 9'5"

Including a utility area. With driveway parking to the front.


Gardens



The property stands in a substantial plot with gardens to the front, side and rear. There are delightful countryside views from the rear.

NB

All internal and external images (except for the kitchen image) have been taken from other plots at Peakland Grange and are only to be used as a guide. Room sizes are also to be used as a guide.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Jon Mellor & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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