



Boleyn Cottage 15 Stonewell Lane

Hartington, SK17 0AH

£495,000



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Constructed in 2020 and still under the benefit of a ten year builders guarantee we are delighted to offer for sale this three bedroom home in a fabulous location in the village of Hartington with open panoramic views to the front over the surrounding countryside. This superior home has been constructed using the next generation ICF system offering the homeowner the latest environmentally friendly recyclable design. The property has the benefit of an Air Source heat pump and benefits from sealed unit double glazing throughout. Fitted through to the very highest of standards, the kitchen is of an extremely high standard with integrated appliances and Quartz work surfaces. On the ground floor the property benefits from under floor heating with radiators to the first floor and has off road parking for two vehicles and a delightful patio style garden to the rear. Immaculately presented throughout, viewing is highly recommended.

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 15 Stonewell Lane can be found after a short distance on the right.

Ground Floor

Entrance Hall

With stone flagged floor with underfloor heating,

sealed unit double glazed window to the side and stairs leading to the first floor.

Dining Kitchen

16'3" x 13'2" < 6'3" (4.95m x 4.01m < 1.91m)

Fitted throughout with an excellent quality range of contemporary base and eye level units with Quartz working surfaces. Incorporating a Neff four ring induction hob with extractor over. With integrated Neff fridge freezer, Neff oven with separate grill and integrated dishwasher and washer dryer. With a 1 1/2 bowl stainless steel sink unit. Stone flagged flooring with under floor heating and a good sized dining area with sealed unit double glazed window to the front overlooking open countryside. Under stairs storage cupboard.

Cloakroom

With stone flagged flooring and underfloor heating, low level WC and vanity wash hand basin. Extractor fan.

Lounge

16'6" x 10'9" (5.03m x 3.28m)

With sealed unit double glazed windows and sealed unit double glazed French doors leading to the patio and garden beyond. With underfloor heating and TV aerial point.

First Floor

Landing

With Velux sealed unit double glazed loft window and boiler cupboard.

Bedroom One

13'2" x 9'0" (4.01m x 2.74m)

With single radiator and sealed unit double glazed window to the front with superb views of the open countryside.

Bedroom Two

11'10" x 8'6" (3.61m x 2.59m)

With single radiator and sealed unit double glazed window looking to the rear garden.

Bedroom Three

8'8" x 7'8" (2.64m x 2.34m)

With single radiator and sealed unit double glazed window looking to the rear garden.

Bathroom

9'5" x 5'9" (2.87m x 1.75m)

3/4 tiled throughout and fitted with an excellent quality suit comprising of a panelled bath with mixer shower, low level WC and vanity wash hand basin. With a fully tiled and glazed shower cubicle and shower. With stainless steel heated towel rail and extractor fan.

Outside

To the front of the property there is a Tarmac hardstanding providing off road parking for two vehicles. There is a flagged patio area and pebbled seating area.

The rear garden has a good sized flagged patio area and mainly stone chippings with mature borders with bushes, shrubs, flowers and trees etc.

Summer House

With sealed unit double glazed windows and patio doors.



Road Map



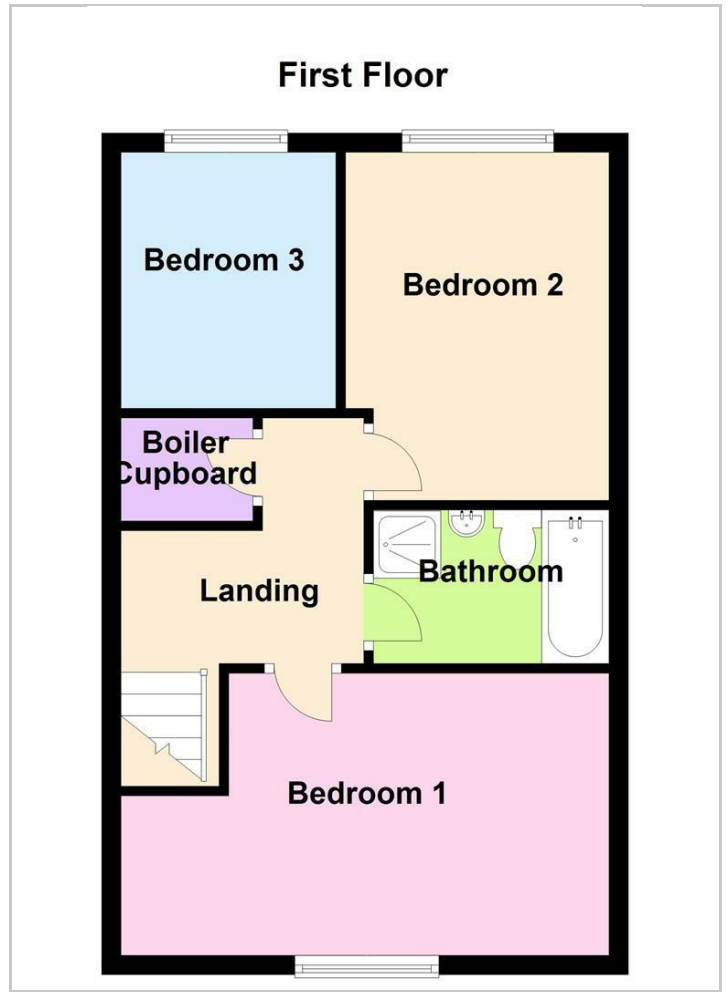
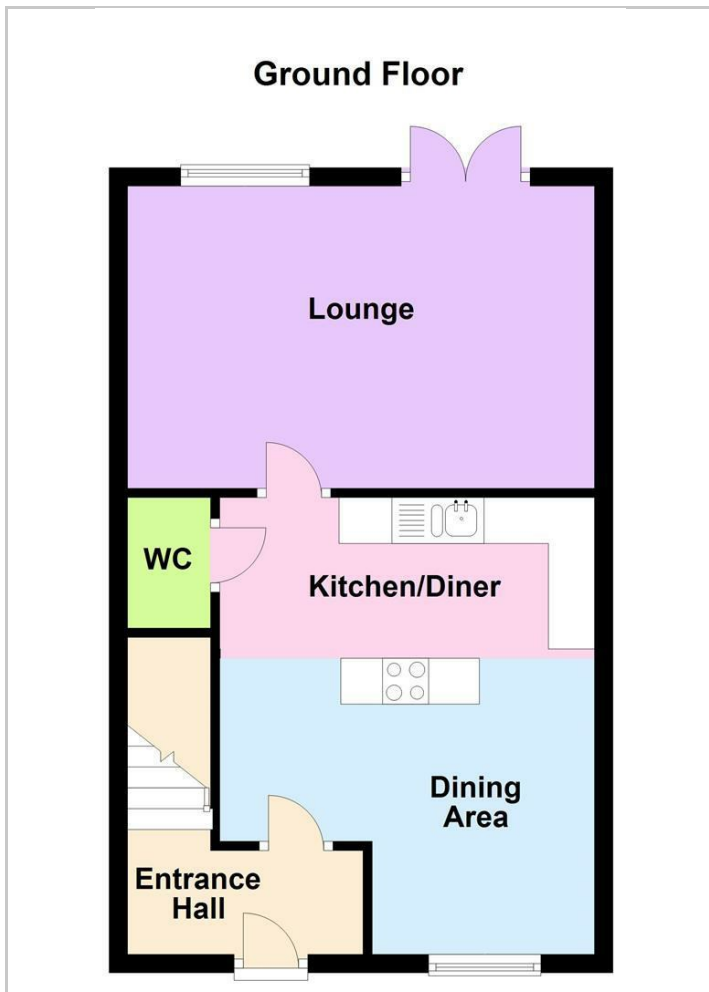
Hybrid Map



Terrain Map



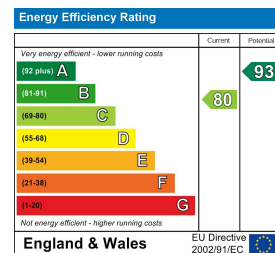
Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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