



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Grove Cottage & Adjoining Commercial Premises

Hartington, Buxton, SK17 0AL

**Offers In The Region Of £450,000**



# Grove Cottage & Adjoining Commercial Premises

Hartington, Buxton, SK17 0AL

Constructed in 1876, Grove Cottage provides an excellent opportunity to purchase a part of history in the popular village of Hartington and has been owned by the same family for approximately 80 years. Grove Cottage boasts character and charm with original stone floors, ceiling beams and a cellar which includes a well. There is currently a small shop to the front of Grove Cottage, which can either be run as an investment business or integrated into the house to provide further accommodation. To the rear of the property there is an idyllic enclosed garden.

Additionally, there is a yard area with a barn available by separate negotiation. The barn has planning permission for conversion into a residential dwelling, perfect for a family annex or as a holiday let in the future. There is also an orchard and ample off road parking. The total site area extends to 0.38 acres or thereabouts.

## History of Hartington

It is noted that the history of the Parish of Hartington is well established. Following the Conquest, it is likely that the current village is a planned settlement developed by Henry de Ferrars in the 11th and 12th century as an administrative centre for his estates in Derbyshire and also controlling the crossing of the River Dove into Staffordshire. In the 17th century much of the area was purchased by the Duke of Devonshire. The village has always been prosperous with a market Charter being granted as early as 1203 and remained the principal settlement for the area. Agriculture remained the principal occupation, but from the middle of the 19th century with stagecoaches passing through the village tourism also developed, which continues to this day.

## Directions

From Leek, take the A53 Buxton Road and turn right onto Thorncliffe Road just before the Moss Rose Mediterranean Grill & Bar. Continue along this road and turn right opposite The Mermaid Inn. Follow Leek Road into Warslow and at the junction at the end of the road, turn left on to the B5053. Take the second right on to the B5054 and continue past the Manifold Inn, turn right just before The Devonshire Arms and the property will be indicated by our 'For Sale' board.

What3Words Location Code:  
///cuddling.pylons.clutter

## Commercial Premises

Adjoining the front of Grove Cottage, there is a small shop which is currently tenanted and the vendors receive £260 PCM. The shop has excellent frontage and could either be run as an investment opportunity or integrated into the property to expand the accommodation.

## Accommodation Comprises

A front porch with large wooden front door and stone flooring.





#### Living Room

11'11" x 15'1" (3.64 x 4.62)

Featuring a fitted carpet, two radiators, open fire within a stone fireplace, wooden ceiling beams, two wooden windows and two ceiling light points.

#### Sitting Room

15'3" x 14'10" (4.65 x 4.53)

Including an open fire with a marble fireplace, wooden ceiling beams, two wooden windows with original shutters, two radiators and ceiling light point.

#### Dining Room

7'3" x 16'4" (2.21 x 5)

With an external wooden door, two wooden framed windows, radiator and ceiling light point.

#### Boiler Room

11'11" x 3'3" (3.64 x 1)

With concrete floor, oil fired boiler, fuse box, wooden framed window and loft access

#### Kitchen

6'0" x 13'3" (1.85 x 4.05)

Featuring a tiled floor, radiator, wooden framed window, worktops (with stainless steel sink, mixer tap and draining unit), loft access ceiling light point.

#### Cellar Pantry

With a stone floor, stone shelving, stone stillages, lighting, water meter, central heating control, and a well under stone slab.

#### Stairs to First Floor Landing

With window to the rear aspect and fitted carpet.

#### Master Bedroom

11'10" x 15'4" (3.61 x 4.68)

With carpeted floors, open fire place, radiator, wooden framed window to front aspect and loft access.

#### Second Bedroom

15'4" x 9'0" (4.68 x 2.76)

Featuring open fireplace, carpet, radiator and wooden framed window.

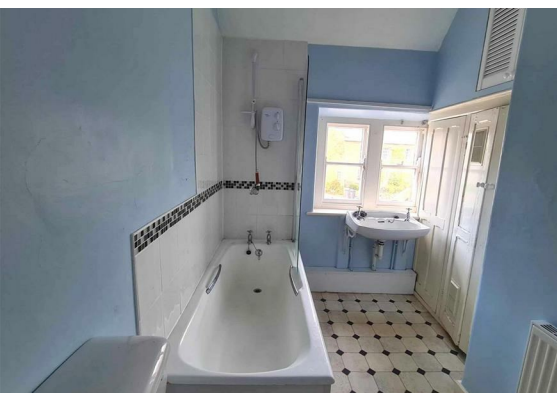
#### Bathroom

6'3" x 11'8" (1.93 x 3.58)

Including a bath with shower over, radiator, wooden framed window, wash hand basin, low level lavatory, airing cupboard with cylinder and tank above, and fitted corner cupboard.

#### Externally

Externally, Grove Cottage has a flagged patio area with flower beds and lawn area, oil tank, stone outhouse with outside toilet and coal shed.



## AVAILABLE BY SEPERATE NEGOTIATION

### Barn

With a concrete floor with insulation, windows to both aspects.

Adjoining section of the barn - 2.15 x 2.99  
With concrete floor, windows, planning permission to be extended a further metre.

### Seperate Barn

Former stable, concrete floor, door.

### Garage

With concrete flooring, window, double wooden doors, asbestos roof.

### Orchard

To the rear of the garage there is a small orchard with fruit trees and a stone wall boundary.

### Planning Permission

Planning Permission was granted in September 2018 for the conversion of the redundant agricultural outbuildings to residential use. Details can be found on the Peak District National Park planning website with reference number NP/DDD/1018/0890. The permission granted is for a kitchen and living area on the ground floor and a bedroom and bathroom to the first floor. Work has already started in that the floor has had a damp proof course installed. The adjoining barn also has permission the be extended by one metre.

### Services

We believe the property is connected to oil fired central heating and mains electricity, water and drainage.

### Viewings

By prior appointment through Graham Watkins & Co

### Local Authority Tax Band

The local authorities are Derbyshire County Council and Derbyshire Dales District Council. We believe the property is in band D.

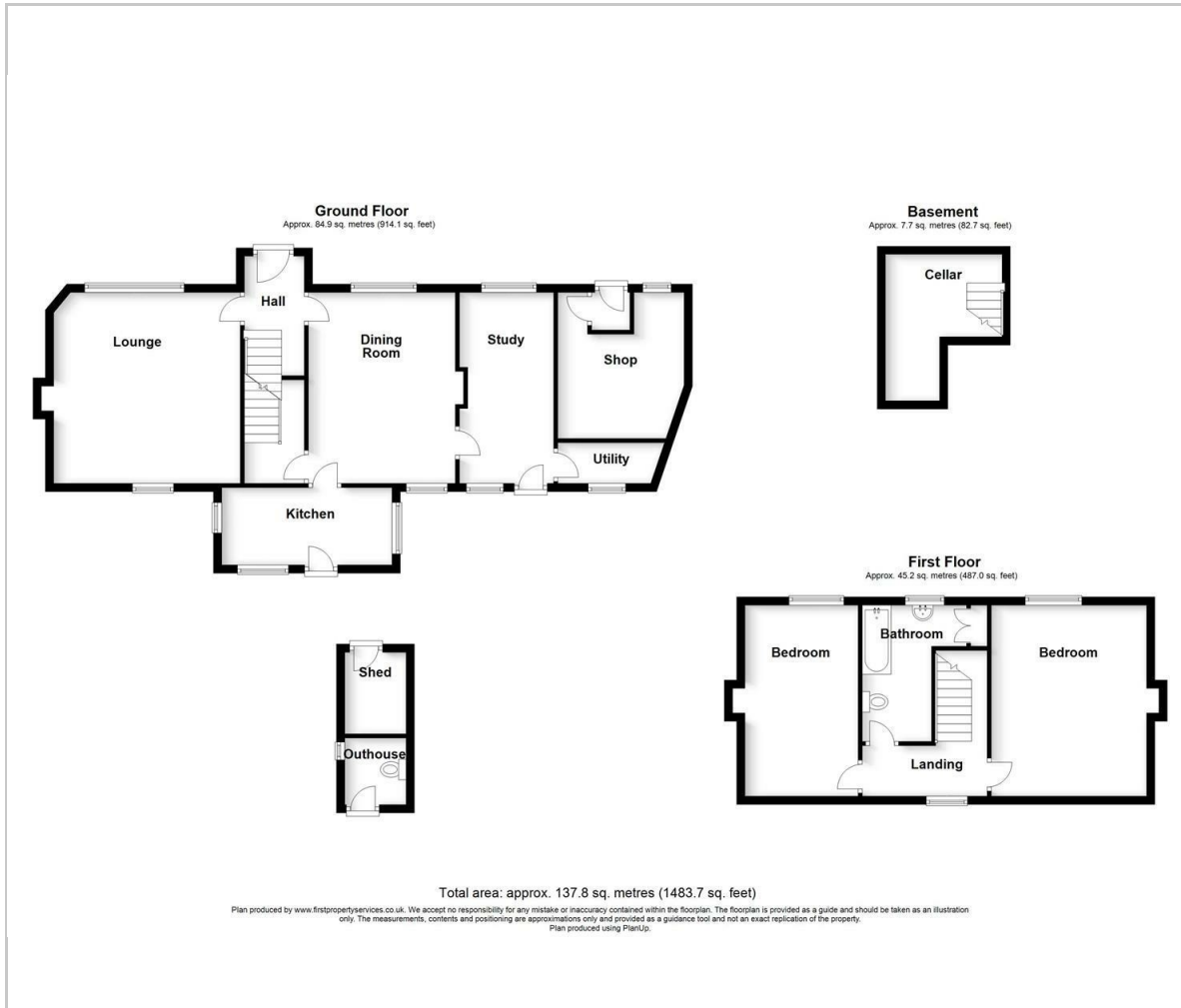
### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

PLEASE NOTE: The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



## Floor Plan



## Viewing

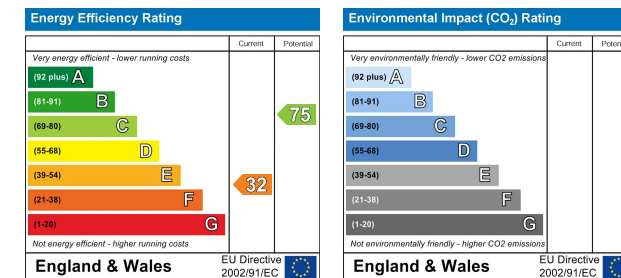
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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