



1, Edge View

Litton, Derbyshire, SK17 8QU

Stunning cottage with driveway parking for two cars

A charming two bedroomed semi-detached cottage beautifully positioned in the village of Litton, benefitting from off road parking for two vehicles, pretty rear garden and superb cedar clad home office. Occupying a delightful location just off the village green and enjoying views across local countryside, this home benefits from deceptively spacious accommodation and a wealth of features including stone built fireplace, solid wood lintels and galleried landing.

The front door opens to a spacious sitting room with front facing window and dining area. The focal point of the room is provided by a grit stone fire place and clear view wood burning stove. The room features original fitted cabinetry, shelving and stairs rise to the first-floor landing.

The kitchen has tiled flooring running throughout with pleasant garden aspect. The kitchen features a range of units with granite worktops over incorporating butler sink and drainer, five burner Range, undercounter dishwasher and



- Two bedroom semi detached cottage in the picturesque village of Litton
- Stunning home office with adjoining store
- Lovely family bathroom with separate shower enclosure
- Peak District village with village green, pub & school

- Generous off road parking for two vehicles
- Well equipped kitchen with range and granite worktops
- Spacious master bedroom with fitted wardrobes

- Delightful walled garden
- Spacious living room/dining area Clearview stove
- Sash windows throughout



space for free standing fridge/freezer and washing machine. A door opens to the garden.

Stairs rise to the first-floor galleried landing with access to all rooms. Bedroom one is a front facing double bedroom with fitted storage and vanity unit. Bedroom two is a rear facing double bedroom with fitted storage and pleasant garden aspect. A recently fitted family bathroom features a matching suite of pedestal wash basin, low flush WC, chrome heated towel rail, roll top bath and separate shower enclosure with chrome fittings. The electrics in the property have recently been updated.

Outside, at the side of the property is generous off-road parking for two vehicles. To the rear of the property is a delightful garden featuring half-moon crescent patio with steps rising to a level lawn. The boundaries are defined by dry stone walls and the garden enjoys a lovely outlook across neighbouring gardens to open countryside.

Within the garden is a superb cedar clad garden office featuring bi-fold doors and adjoining storage area. The office features fitted furniture, shelving and benefits from electricity and good insulation. An adjoining store area features extensive shelving/worktop space and overflow fridge freezer. The garden office is heated and has also had a new ceiling and new fibreglass roof.

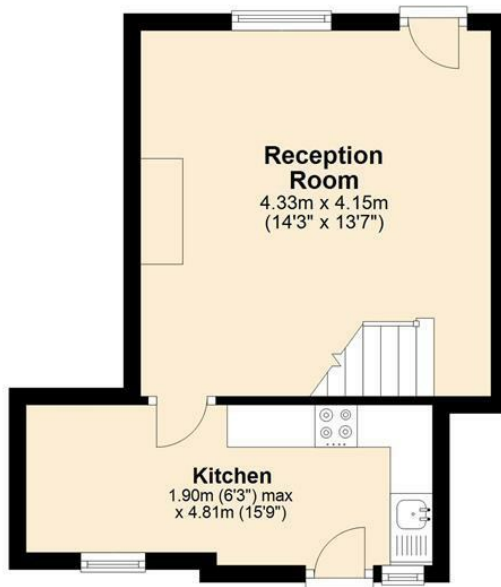






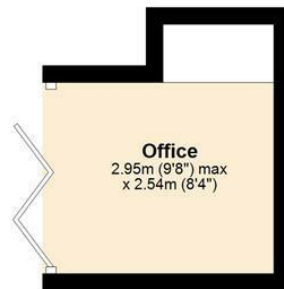
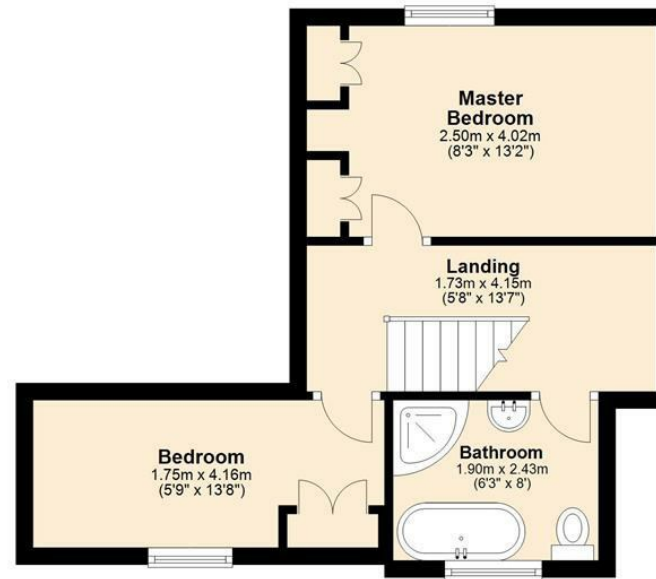
Ground Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 63.8 sq. metres (687.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

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