





## 6, Goosehill, Castleton

Hope Valley, S33 8WD

A stone built three bedroomed double fronted detached cottage in the heart of the picturesque village of Castleton, with stunning views, off road parking, detached single garage and a wonderful garden to the rear. This delightful cottage is situated at the top of Goosehill and is within easy reach of an excellent range of shops, cafes, restaurants and public houses.

To the side of the property a door opens to the kitchen with a range of wall and base units, roll edged work surfaces and stainless steel sink and drainer. There are beams to the ceiling and windows to the front and rear providing natural light and offering superb views. There is space for a stand-alone cooker, under counter fridge, freezer and washing machine. A door opens to the sitting room with beams to the ceiling and a stone built fireplace housing a coal effect electric fire with wooden mantle. There is a front facing window, built in storage cupboard and a door opens to the front porch with



- A stone built three bedroomed double fronted detached cottage
- Wonderful garden to the rear and small patio to the front
- Large greenhouse and timber garden shed
- Offered to the market with no onward chain

- Superb location in the heart of the picturesque village of Castleton
- Fitted kitchen, sitting room & garden room
- Potential for upgrading and general modernisation

- Truly spectacular views towards Win Hill, Mam Tor and Peak Cavern
- Single detached garage & off road parking
- UPVC double glazed windows throughout





under stairs storage cupboard and an alternative front entrance to the property. Double doors open to the garden room with a large rear facing window with superb views across the garden towards Mam Tor. There is a further door opening to side of the property. A door opens to the ground floor bathroom comprising panelled bath with shower over, pedestal wash basin, low flush WC, heated towel rail, rear facing window and built in storage cupboard housing the water tank and Vaillant combination boiler.

Stairs rise to the first floor landing with beam to the ceiling and front facing window. Bedroom one is a double bedroom with fitted storage cupboard and windows to the front and rear. Bedroom two is a single bedroom with fitted storage cupboard and rear facing window overlooking the garden. Bedroom three is a single bedroom with fitted storage cupboard and rear facing window overlooking the garden. Off the landing a door opens to the separate WC.

Outside, to the front of the property is a low walled patio area leading to the front door. Further paving offers off road parking for one small vehicle and double gates open to the side of the property leading to further parking and to the detached single garage. To the rear of the property is a wonderful garden mainly laid to lawn with patio terrace, level flower beds, mature trees and shrubs and breathtaking panoramic views taking in Winnats Pass, Win Hill and Mam Tor. There is a large greenhouse, timber garden shed and stone built coal bunker.









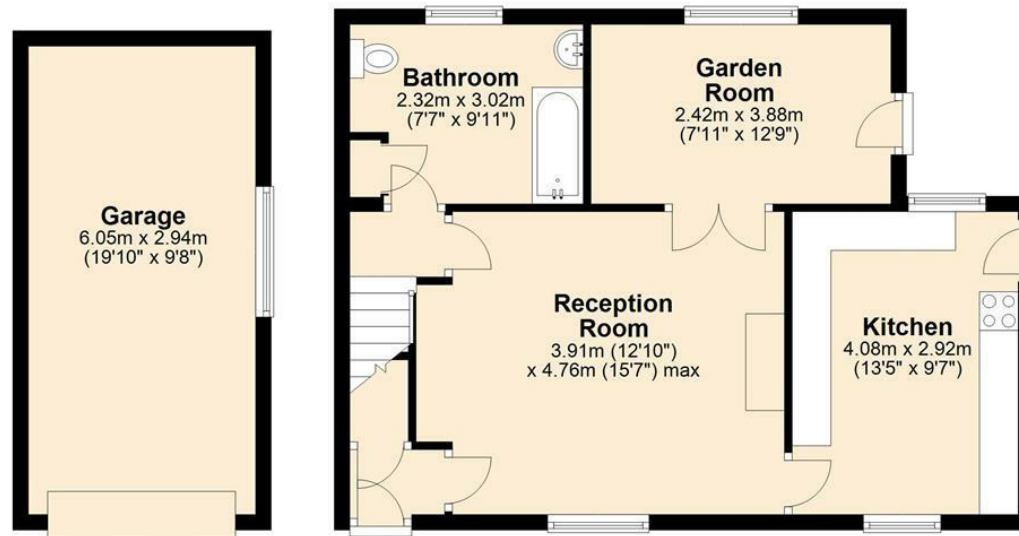






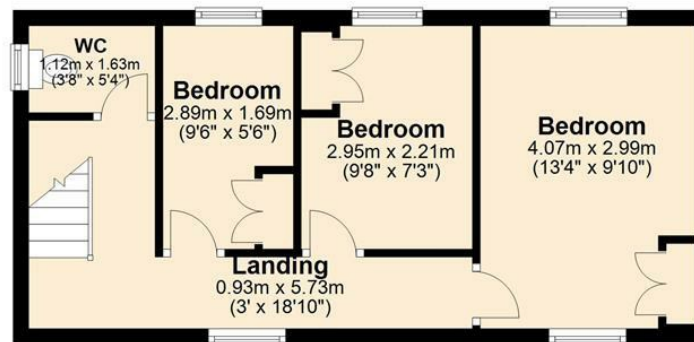
### Ground Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 102.3 sq. metres (1101.1 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.





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