

Lilac Cottage

Earl Sterndale, Buxton, SK17 0BU



Grade II listed stone cottage in a Peak District village offering two double bedrooms, sitting room with log burner, dining kitchen and utility. Low maintenance courtyard with countryside views. Ideal home, holiday home or holiday let.

£295,000

John German 

Lilac Cottage is a Grade II listed, double fronted stone cottage situated in a popular village location within the Peak District National Park. The property offers a blend of character features and practical living space, making it well suited to a couple or individual seeking a countryside lifestyle. Its setting provides access to surrounding open countryside and local walking routes, while remaining within reach of nearby towns and amenities. The cottage also presents an opportunity as a main residence, holiday home or potential holiday let.

The accommodation includes two double bedrooms and a bathroom, along with a sitting room featuring a log burner, creating a central living space. The dining kitchen provides room for everyday use, complemented by a separate utility area for additional storage and functionality. Externally, there is a low maintenance courtyard garden which enjoys countryside views, offering a manageable outdoor space. Overall, the property provides a straightforward and characterful home within a well regarded village setting.

Earl Sterndale is a well regarded Peak District village set within open countryside, offering a peaceful rural setting while remaining accessible to nearby market towns including Ashbourne and Buxton. The village has a strong sense of community, with a local primary school, village hall and church, and is surrounded by a network of walking and cycling routes. Its location provides a balance of countryside living with convenient road links to the A515, making it well suited to those seeking a quieter lifestyle without being isolated.

Accommodation - A wooden entrance door opens directly into the dining kitchen, which features quarry tiled flooring and a staircase rising to the first floor with a useful understairs storage cupboard. Doors lead through to the sitting room and utility room. The kitchen is fitted with wooden work surfaces incorporating a ceramic Belfast sink, with a range of cupboards and drawers beneath and complementary wall mounted units. There is space for a freestanding oven with extractor above, along with a feature fireplace with stone lintel providing space for an electric fire. Double glazed sash windows to the front provide natural light.

The sitting room is a well proportioned reception space with double glazed sash windows to the front and an inset log burner forming the focal point of the room. The utility room continues the quarry tiled flooring and offers additional work surface space, with appliance provision and plumbing for white goods, wall mounted cupboards, space for a freestanding fridge, and housing the boiler. A UPVC door provides access to the rear courtyard.

To the first floor, the landing gives access via traditional wooden latch doors to both bedrooms and the bathroom. Bedroom one is a spacious double with double glazed sash windows to the front enjoying a pleasant outlook. Bedroom two is also a double, with sash windows to the front, built-in wardrobes and access to the loft.

The bathroom is fitted with a pedestal wash hand basin, low level WC and a roll top claw foot bath with electric shower over. There is wooden flooring, an exposed stone wall and an extractor fan.

Externally, to the front of the property is a well maintained cottage style garden. To the rear, there is a low maintenance courtyard garden enjoying open countryside and field views, along with a timber shed for storage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

Parking: On-street

Water supply: Mains

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arta
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent