DENISE WHITE™
BESPOKE ESTATE AGENT









1, Wallpitts Cottage , Derbyshire, SK17 0AE

Guide price £240,000

FOR SALE BY PUBLIC AUCTION- 7th December 2026 at 6.30pm - THE DOUBLE TREE by HILTON HOTEL, FESTIVAL PARK, STOKE-ON-TRENT, STAFFORDSHIRE, ST1 5BQ

"Nature does not hurry, yet everything is accomplished " lao Tzu

You could experience the serenity of countryside living with this stone detached period property in Hartington, Derbyshire. Tucked away in a quiet position, the property presents a blank canvas, requiring complete renovation and reconfiguration. This is a fantastic opportunity to design a space tailored to your personal needs and tastes, all while enjoying the beauty and tranquillity of rural life at your leisure.

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Denise White Estate Agent's Comments

Discover a unique opportunity with this three bedroom stone detached period property, set in a spacious plot within the picturesque village of Hartington, Derbyshire. Nestled in a tranquil, tucked-away position, this charming cottage is surrounded by stunning countryside. While the property requires total renovation, it presents the perfect canvas for creating your dream home. Additionally, an extra plot of land located opposite enhances the potential for a detached garage or parking (subject to any planning consents). Embrace the chance to live within the natural beauty of this prime country location.

This property requires complete renovation throughout and offers accommodation spread over two floors. The ground floor features an entrance porch leading into an entrance hall, which provides access to a spacious reception room and stairs to the first floor. The second reception room, leads through to the kitchen and a boot room/utility space. On the first floor, there are three bedrooms and a bathroom. Externally, the property has gardens both at the front and rear, along with an additional plot of land opposite the property, which could be utilised for parking or the construction of a detached garage, subject to planning and building regulations.

The property has been in the same family ownership for many years and was originally part of the Chatsworth Estate.

The seller is open to accepting a pre-auction offer on this property

Location



An important village since the Middle Ages, Hartington was granted a market charter in 1203 by William De Ferres and became a major centre for a large rural population from the many isolated farms in the surrounding area.

A pretty village at the northern end of Dovedale, the village is set in some of the very best walking country.

Hartington's past wealth and importance can be seen in the impressive stone cottages and houses around the village square and many ancient routes and trackways still meet in the village, although it has been years since a market has been held. One of the most impressive buildings in the village is Hartington Hall, now the local YHA. Dating back to 1611, the manor house still retains much of its original character and is one of the most popular youth hostels in the Peak District, with a restaurant open to the public serving locally sourced produce.

The scenery in and around this charming old limestone village is outstanding. The village is centred around the spacious square, with the much photographed duck pond as a focal point. There are some fine old buildings, including the Charles Cotton Hotel, St. Giles Church, the Market Hall and Hartington Hall. There is as a good selection of gift shops, cafes and pubs and there is a small pottery.

The Hartington creamery is unfortunately now

closed but the adjacent speciality cheese shop remains and indeed thrives.

This popular village is surrounded by beautiful scenery with a network of footpaths radiating from it. To the south is romantic Beresford Dale, leading to Wovescote Dale and the famous Dovedale or venture north, in the Upper Dove valley on quieter paths to Pilsbury Castle and Crowdecote.

Hartington lies 1.5 miles to the west of the A515, take the B5054 just north of Newhaven or east from Warslow and Hulme End. The road is signposted with a brown sign pointing to the Tissington trail, as you drive down the road you will pass under the bridge that carries the Tissington trail and this was the site of Hartington Station.

Entrance Porch



The accommodation begins with a front porch that leads into the entrance hall.

Entrance Hall



the entrance hall has stairs ascending to the first floor accommodation, a radiator, and access to the two reception rooms.

Reception One

12'5" x 12'1" (3.79 x 3.70)



Steps lead down to the reception room with open fire and windows to the front and side aspects. Radiator.

Reception Two

12'11" x 11'0" (3.96 x 3.36)



Open fire, window to the side aspect, access into the kitchen.

Kitchen

14'4" x 4'8" (4.37 x 1.44)



Base units with double sink unit, window to the side aspect, one strip light, plumbing for washing machine, access into the utility/boot room.

Boot Room/Utility

6'6" x 5'1" (2.00 x 1.57)



Window into entrance hall, door to the front, access into the kitchen.

First Floor Accommodation



Landing - window, airing cupboard housing the hot water tank.

Bedroom One

12'0" x 12'5" (3.67 x 3.79)



Double room, window to the front, radiator.

Bedroom Two

13'3" x 10'9" (4.06 x 3.28)



Double bedroom, radiator, window.

Bedroom Three

14'7" x 6'9" (4.45 x 2.08)



Radiator. Window.

Bathroom

6'7" x 5'4" (2.03 x 1.65)



bathroom with bath, W.C. wash hand basin, window. Radiator.

Outside



The property occupies a generous plot with gardens at the front, side, and rear, all of which require landscaping and maintenance. Additionally, there is a plot of land opposite the property that could be utilised for extra garden space, parking, or even the construction of a detached garage, subject to obtaining the necessary planning consent.

At the rear, you will find a greenhouse and a wooden shed. The property is located off a country lane and is surrounded by picturesque countryside.

Stone Coal House



Adjoining stone outhouse that has been used for coal storage.

Agents Notes

Radiators run off the coal fire.
Immersion heater for hot water.
Mains drainage
Mains electric
Freehold
Council Tax - No Be Confirmed as not available on Council Web Site

Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

what3words

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Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction

On-Line Bidding

Pre-registration is required with our auction department on 0800 090 2200 or email auction@bjbmail.com.
https://www.buttersjohnbee.com/auctions/online-bidding

Buyers Admin Fee
A buyer's administration fee of £1800 including VAT is applicable to this lot. The purchaser will pay the fee whether the property is bought before, at or following the auction date

Common Auction Conditions
Common Auction Conditions.
This property is sold subject to our Common Auction
Conditions (a copy is available on request).

Legal Pack
Legal Pack.
Purchasing a property at auction is a firm commitment that carries the same legal implications as a signed contract by private treaty. It is important that you consult with your legal adviser before bidding and also your accountant regarding the impact of VAT, if applicable, on the sale price. The legal pack can be viewed online via the auctioneers website www.buttersjohnbee.com. Legal packs can also be viewed at the selling office. These documents should be passed to your legal adviser as they will help you make
an informed decision about the lot. If you need further legal information please contact the vendor's solicitor whose details will be in the auction catalogue. Remember that you buy subject to all documentation and terms of contract whether or not you have read them.

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Addendum
Check the latest addendum at buttersjohnbee.com for any alterations or changes to the catalogue.

Internet, Telephone and Proxy Bidding
We are pleased to announce that we are now back in the Auction room at the Double Tree Hilton Hotel (Moat House). However, we also have the other bidding options available: On-Line / Telephone / By-Proxy. You will need to register in advance and provide two forms of ID. Register at www.buttersjohnbee.com/auction or contact the Auction Team on 0800 090 2200 or auction@bjbmail.com.

Legal Costs
Please refer to the auction pack in respect of any legal fees or search fees which may be due upon exchange or completion.
We believe the buyer will be responsible for paying for the vendors legal costs involved with this transaction.

Viewings
Please call Denise White Estate Agents to arrange a viewing on 01538 381772

All Enquires
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About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

WE WON !!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Do You Have A House To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

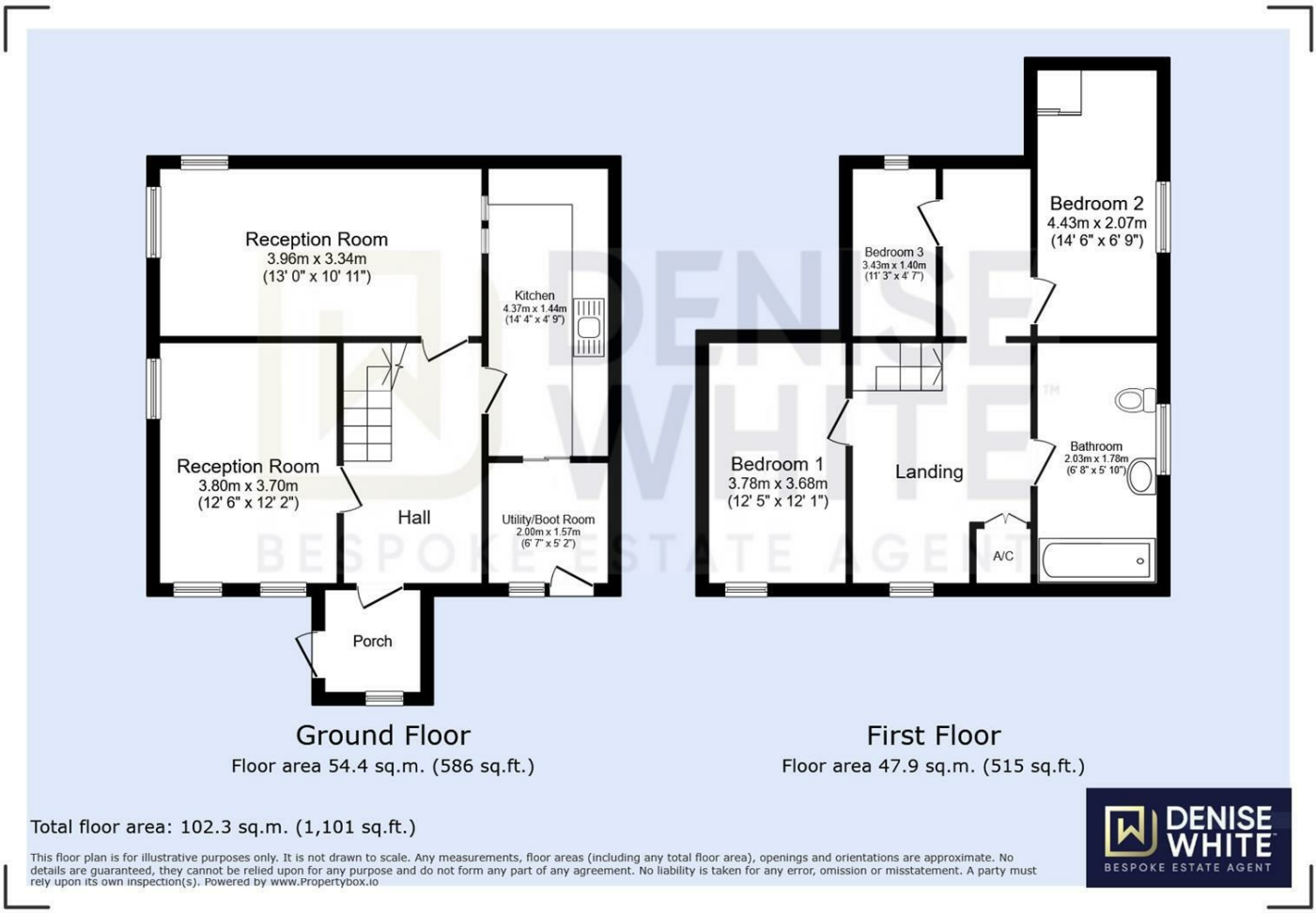
Do You Need Help With Finance ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

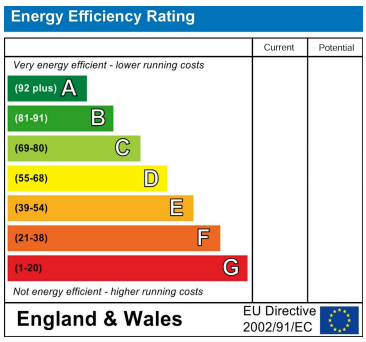
Floor Plan

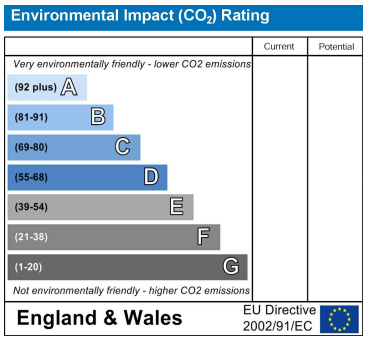


Area Map



Energy Efficiency Graph





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