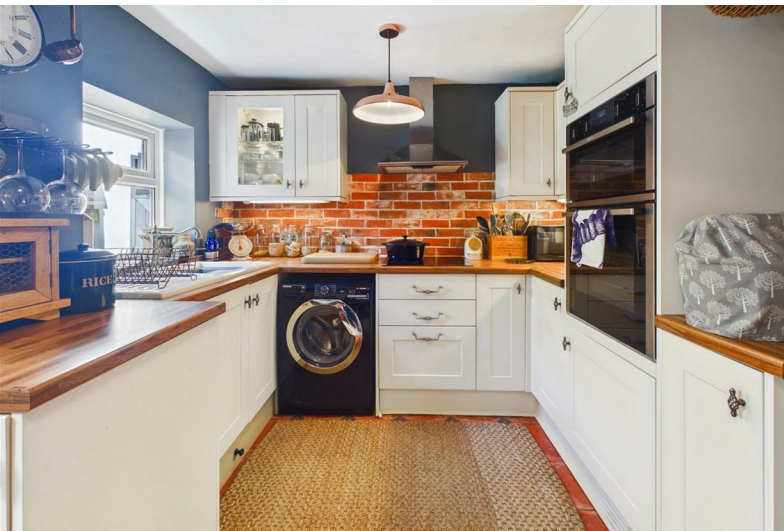




# 8 The Ditch

Chelmorton, SK17 9SQ

Asking Price £265,000



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Chelmorton, SK17 9SQ

Tenure Freehold Council Tax Band C



Situated in the charming village of Chelmorton, 8 The Ditch presents a delightful opportunity for those seeking a cosy terraced house. This property boasts a well-appointed reception room, two comfortable bedrooms, a garden room ideal as a home office or relaxation space.

Chelmorton is known for its picturesque surroundings and friendly atmosphere, situated within the Peak National Park, making it an ideal location for those who appreciate the beauty of the countryside while still being within reach of local amenities. Ideal for a countryside retreat or holiday let. Internal viewing highly recommended

## DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road, across the Market Place to the London Road traffic lights. Proceed ahead through the traffic lights and continue along this road, heading out of Buxton on the A515 towards Ashbourne. After a few miles, upon reaching Brierlow Bar, turn left at the signpost for Chelmorton and continue along this road, taking a right turn, also signposted for Chelmorton. After a short while number 8 The Ditch will be seen on the right hand side.

## GROUND FLOOR

### Entrance

#### Entrance Porch

4'9" x 3'0" (1.45m x 0.91m)

Double glazed entrance door. Double glazed window to front. Tiled flooring. Wood panelling to walls. Door to Lounge/Diner.

### Lounge/Diner

21'2" x 11'5" (6.45m x 3.48m)

Double glazed window to front. Exposed brick fireplace with Stone mantel, tiled hearth with Multifuel Stove incorporating pump for central heating system. Exposed beams. Stairs to first floor.

### Kitchen

12'4" x 9'4" (3.76m x 2.84m)

Exposed brick walls. An extensive range of base and wall units with wood effect work surfaces with ceramic one and a half bowl sink and drainer. Tiled splashbacks. Space for washing machine. Electric hob with extractor over. Electric double oven. Integrated fridge/freezer and space for undercounter freezer. Radiator. Double glazed window and door to rear.

### Conservatory

6'2" x 4'4"

Double glazed windows and door to garden. Tiled flooring.

## FIRST FLOOR

### Landing

9'5" x 2'7" (2.87m x 0.79m)

Radiator.

### Bedroom One

12'7" x 11'10" (3.84m x 3.61m)

Double glazed window to front. Radiator. Loft access with loft ladder.

### Bedroom Two

9'6" x 5'8" (2.90m x 1.73m)

Double glazed window to rear. Radiator. Cupboard

housing immersion heater and water tank.  
Recessed shelving for storage.

#### Bathroom

9'1" x 5'11" (2.77m x 1.80m)

Double glazed window to rear. Double shower cubicle with rainfall shower. Attractive white brick style effect tiling and wood panelling to walls. Tiled flooring. Vintage vanity unit with inset porcelain sink. Low level W.C.

#### OUTSIDE

Paved area to the front of the property bordered by stone walls and various flower and shrubs.

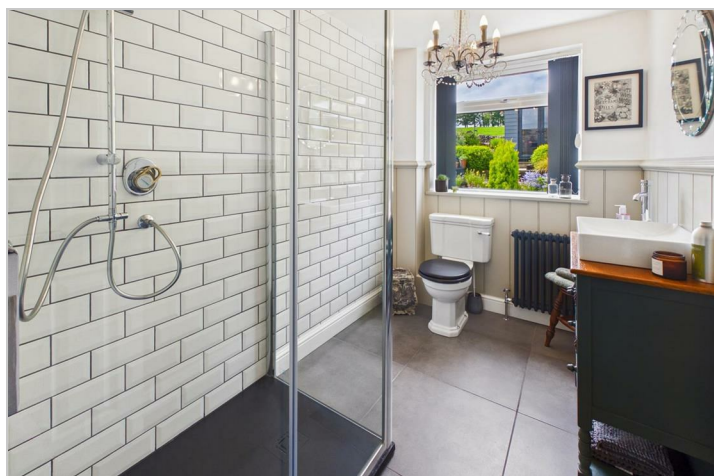
#### Garden Room

10'9" x 7'2" (3.28m x 2.18m)

Composite built with double glazed French doors. Power and light connected. Ideal as a home office space or relaxation room.

#### Garden

Well stocked tiered garden with flower beds, shed with power and light connected. Paved area. Gate providing side access. Steps leading to garden room and patio. Enclosed by stone wall backing onto farmland.



## Road Map



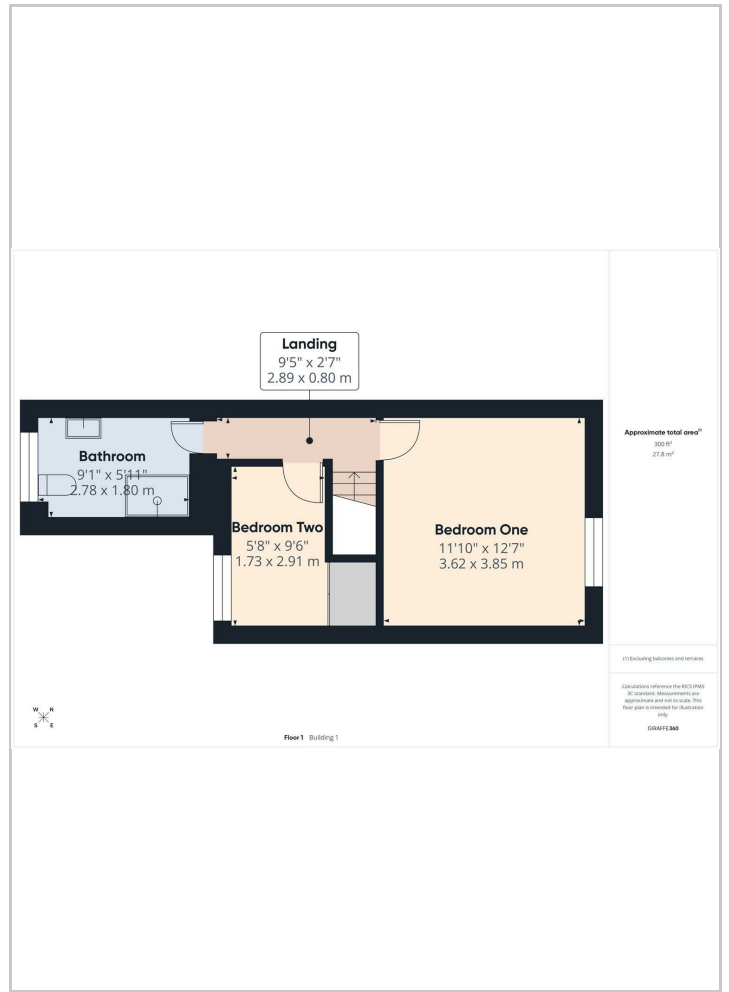
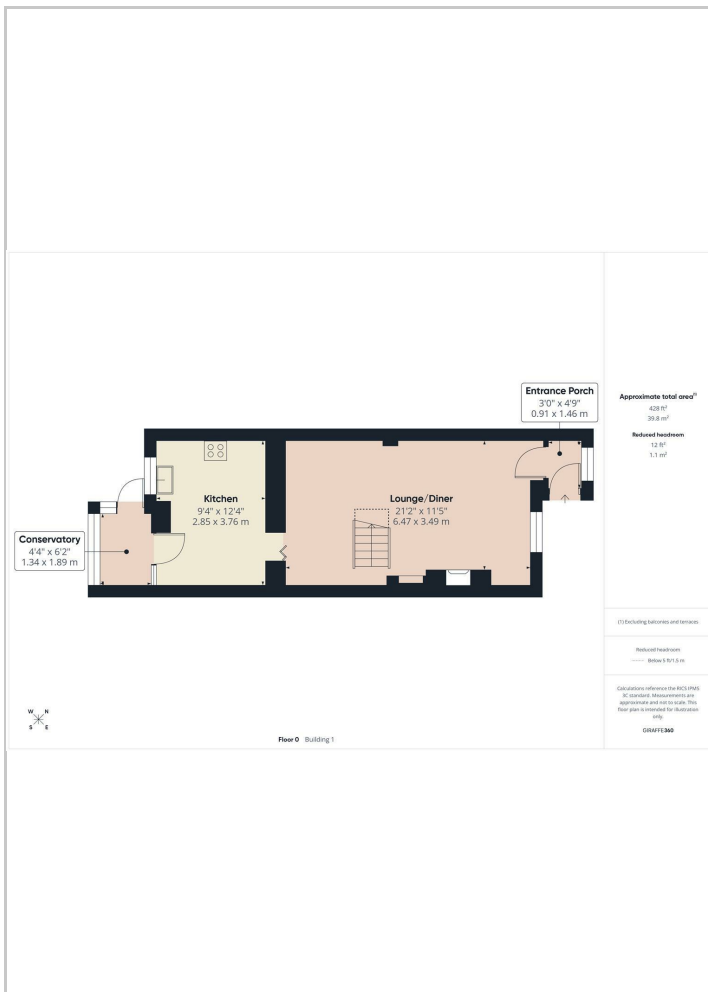
## Hybrid Map



## Terrain Map



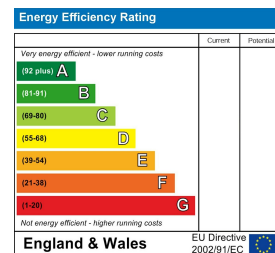
## Floor Plans



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### Important Notice

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