Laneside Cottage, High Street, Calver, Derbyshire, S32 3XP

Saxton Mee

High Street

Offers Over

£395,000

This exceptional 17th Century cottage offers a rare chance to acquire a home that retains its historic charm while benefitting from a complete ground-up renovation to the highest specification. Original features such as stone fireplaces, exposed beams & flagstone flooring have been sensitively preserved, while every element of the installation, plumbing & electrics has been renewed to modern standards of comfort & efficiency. The result is a property of true character, blending timeless period detail with the quality expected of a contemporary home.

Laneside Cottage occupies a peaceful setting in the sought-after Peak District village of Calver. Surrounded by dramatic landscapes including nearby Curbar Edge, it is ideally placed for those who enjoy walking, cycling, climbing and exploring the beauty of the National Park. The village itself offers a welcoming community with local shops, cafés & amenities, while the market town of Bakewell is just a short distance away.

The 17th-century cottage has undergone extensive renovation and energy-efficiency improvements, including ground-floor underfloor heating, achieving an excellent EPC rating of Band C. The extensive improvements make the cottage more energy efficient than many properties of a similar age, while retaining its original character.

Inside, the accommodation includes a dual-aspect living room with stone fireplace, log-burning stove, restored beams & flagstone flooring, flowing through to a triple-aspect dining kitchen with solid worktops, integrated appliances & an original stone fireplace. A utility room &downstairs WC complete the ground floor.

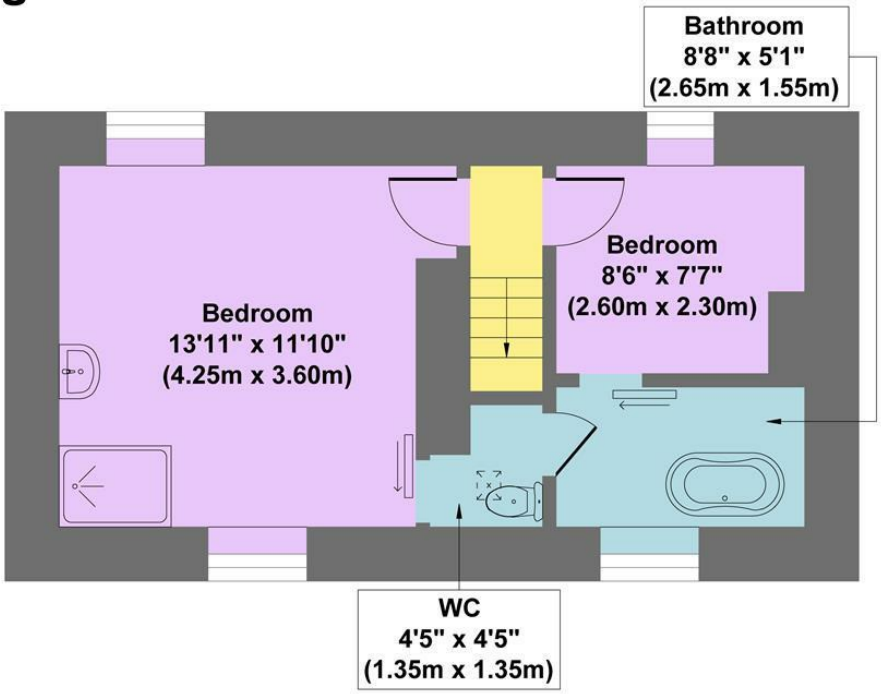
Upstairs, the master bedroom includes a walk-in shower and ‘Jack and Jill’ WC, while the second bedroom is enhanced by an adjoining bathroom with a free standing bath.

Externally, the property is complemented by beautifully landscaped gardens to the front & side, private off-street parking and far-reaching views across the surrounding countryside.

- 17th Century Cottage
- Exceptionally High Specification Finish With An Eye For Detail
- Traditional Features Alongside High Quality Fittings
- Excellent Village Amenities
- Direct Access To A Wealth Of Outdoor Pursuits
- Attractive Views Of The Surrounding Peak District Countryside
- Off Road Parking
- No Upward Chain
- EPC: C
- Viewings: Hathersage Office

Laneside Cottage

Ground Floor
Approximate Floor Area
478 sq.ft
(44.39 sq.m.)



First Floor
Approximate Floor Area
368 sq.ft
(34.20 sq.m.)

Approx. Gross Internal Floor Area 846 sq.ft / 78.59 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

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