



Dale View Litton Dale, Litton, Derbyshire, SK17 8QN



# Dale View Litton Dale

## Litton

Offers In The Region Of

# £625,000

A Fabulous Setting With Panoramic Views

A four bedroom detached property with a detached double garage, stable block and substantial landscaped gardens. Occupying a peaceful and picturesque setting overlooking the dale, with direct access to many local walks and outdoor pursuits. The popular pretty village boasts a shop with a Post Office, an excellent country inn and a primary school, with many shops, cafes and amenities at nearby Tideswell. Bordered by spectacular Derbyshire countryside and impressive far reaching rural views. Well positioned between Bakewell and Buxton, within highly regarded secondary school catchment and the many adjoining villages, as well as easy commutable distance of Manchester and Sheffield.

The flexible and well presented accommodation with double glazing comprises: front entrance lobby, dining room with double doors opening into the hallway and reading room. A bespoke fitted breakfast kitchen with integrated appliances, a gas fired Rayburn and utility area. A dual aspect sitting room with a bay window, a gas stove and double doors opening onto the garden. A double bedroom with an en-suite shower room, a bathroom and a further double bedroom. A door with a covered porch opens to the rear.

First floor: landing, double bedroom with eaves storage and study/bedroom four.

Exterior: a sweeping driveway leads to the double garage with solar panels and provides generous off road parking for several vehicles. A detached stable block with solar panels and adjoining WC offers scope for conversion, subject to gaining the relevant planning consents. The stunning southerly facing gardens border the property and include seating terraces, ornamental pond, planted beds and borders with meandering pathways, vegetable beds, specimen shrubs, soft fruit bushes and various fruit trees.

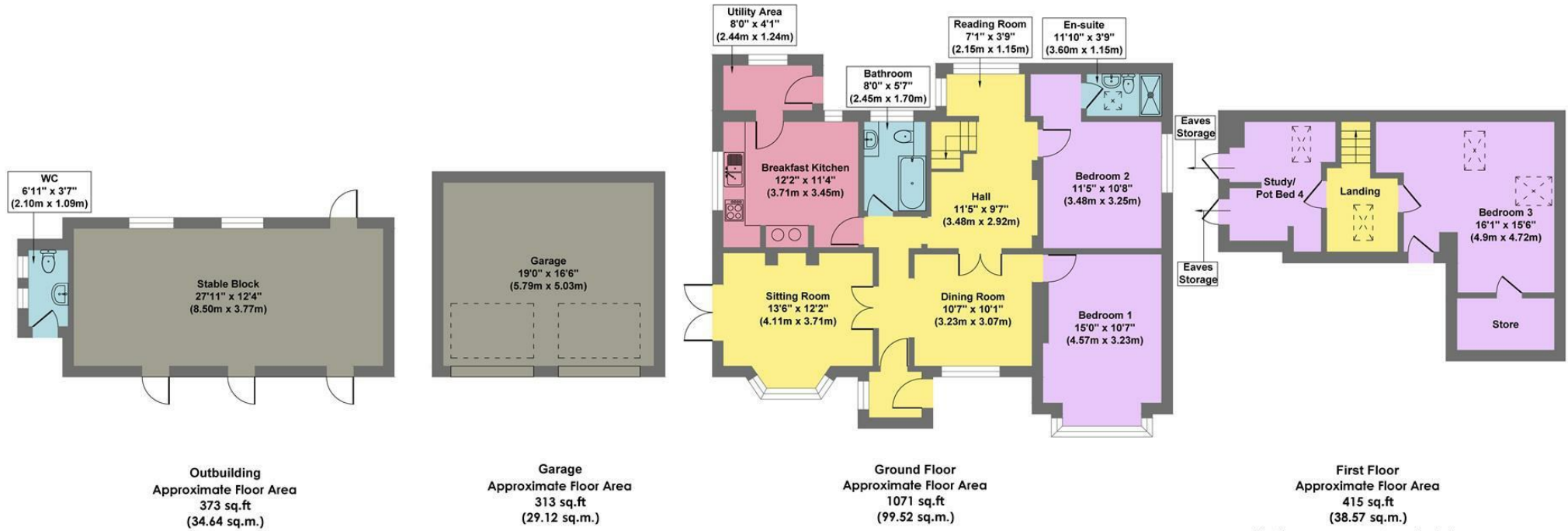


- Fabulous Far Reaching Views
- Stable Block & Solar Panels
- Peaceful & Picturesque Setting
- Detached Garage With Solar Panels & Generous Off Road Parking
- Stunning Gardens Amounting To Approx 0.57 Acres
- Direct Access to Many Local Walks
- Easy Reach Of Local Shops & Amenities
- Within Lady Manners School & Hope Valley College Catchment
- EPC: Rated C
- Viewings: Bakewell Office





## Dale View



**Outbuilding**  
Approximate Floor Area  
373 sq.ft  
(34.64 sq.m.)

**Garage**  
Approximate Floor Area  
313 sq.ft  
(29.12 sq.m.)

**Ground Floor**  
Approximate Floor Area  
1071 sq.ft  
(99.52 sq.m.)

**First Floor**  
Approximate Floor Area  
415 sq.ft  
(38.57 sq.m.)  
(1st floor measurements are inclusive  
of all the eaves storage areas)

**Approx. Gross Internal Floor Area 2173 sq.ft / 201.85 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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