

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.

£285,000

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 under stairs 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. The property benefits from and is subject to historic shared access rights typical of properties of this age and style.

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

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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		

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Agents' Notes

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