



2 Old Hall Cottages, Rakes Road, Monyash, Derbyshire, DE45 1JL

Saxton Mee



# Rakes Road Monyash

Offers Around

# £415,000

Nestled in the heart of the sought-after Peak District village of Monyash, this attractive Grade II Listed, double-fronted Georgian stone-built mid-terrace cottage enjoys a truly enviable position overlooking Fere Mere. Brimming with charm and character, the property offers spacious and flexible living accommodation arranged over two floors, blending period features with modern touches.

The entrance hallway is complete with a built-in storage cupboard and features an oak staircase with a glass balustrade. To one side, the dining room showcases original details including a built-in cabinet, exposed beam and a delightful front-facing sash window with views across the green. Opposite, a cosy sitting room centres around a beautiful gritstone fireplace with a log-burning stove, creating an inviting space for relaxing. The well-equipped fitted kitchen offers a range of units and integrated appliances and opens into a practical utility/boot room, ideal for everyday use. Upstairs, the first floor landing leads to three generously proportioned double bedrooms and a bathroom featuring both a bath and a separate shower enclosure.

To the rear, a true highlight awaits, an easily maintained terrace and enclosed garden open directly onto beautiful countryside, offering complete privacy and breathtaking views. Whether enjoying a quiet morning coffee or watching the sun set over the hills, the setting is simply idyllic. Tucked into this peaceful haven is a hot tub, perfectly positioned to take in the uninterrupted scenery, providing a luxurious space to relax, unwind and soak up the tranquillity of village life. A stone store completes the external features. Off road parking for two vehicles.

Located in the picturesque village of Monyash, known for its scenic beauty, warm community, and access to some of the finest walks in the Peak District, this beautiful period home offers a rare blend of heritage, comfort, and location.



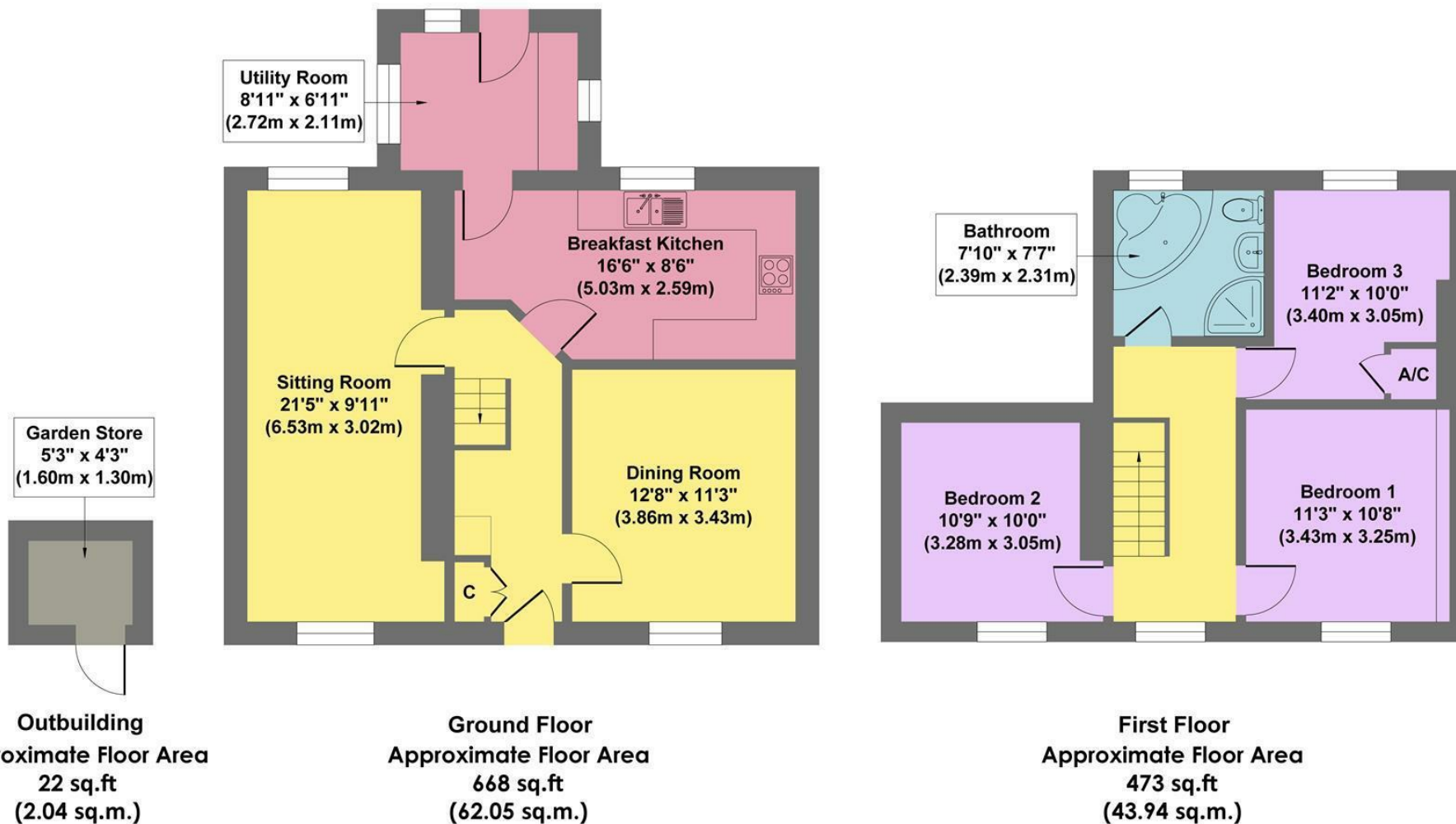
- Pretty Peak District Village
- Idyllic Setting Over Looking Fere Mere
- Off Road Parking & Electric Charging Point
- Charming Countryside Views
- Rear Garden With Hot Tub
- Local Primary School
- Gritstone Fireplace With Log Burning Stove
- Grade II Listed With Period Features
- Easy Reach Of Bakewell & Buxton
- Viewings: Bakewell Office







## 2 Old Hall Cottage



**Approx. Gross Internal Floor Area 1163 sq.ft / 108.03 sq.m**

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

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