

3 Hartle Green Upper Town Lane, Birchover, Matlock, DE4 2BJ

Saxton Mee

3 Hartle Green Upper Town Lane

Birchover

Offers In The Region Of

£275,000

A charming two double bedroom stone-built character cottage, skilfully renovated by the present owners to offer beautifully presented accommodation that seamlessly blends retained period features with high-quality modern fittings. The property has been successfully operated as a holiday let, with contents available by separate negotiation, but would equally make an ideal main residence

Occupying a peaceful and picturesque setting in a popular Peak District village, the location is particularly appealing, boasting two welcoming country inns and immediate access to a wealth of outdoor pursuits. The historic towns of Bakewell and Matlock are also within easy reach, providing an excellent range of amenities.

The accommodation includes a delightful sitting room featuring a log-burning stove, creating a warm and inviting atmosphere, alongside a well-appointed fitted kitchen complete with a range of units, a Range cooker and a seating area, with direct access to the rear garden. The ground floor also benefits from a stylish bathroom fitted with a freestanding bath and a separate shower enclosure.

To the first floor, the landing leads to two generous double bedrooms, both offering comfortable and attractive living space with built in storage.

Externally, the property enjoys a pretty enclosed front garden, while to the rear there is an enclosed courtyard, ideal for relaxation, along with two useful storage areas.

The property is offered for sale with no upward chain.

- Peaceful & Picturesque Village Seetting
- Currently Run As A Holiday Let With Contents By Separate Negotiation
- Skillfully Renovated By The Present Owners & Beautifully Presented
- Character Features & High Quality Fittings
- Charming Rear Garden With Stores
- Bordered By Spectacular Peak District Countryside
- Excellent Amenities At Nearby Bakewell & Matlock
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office











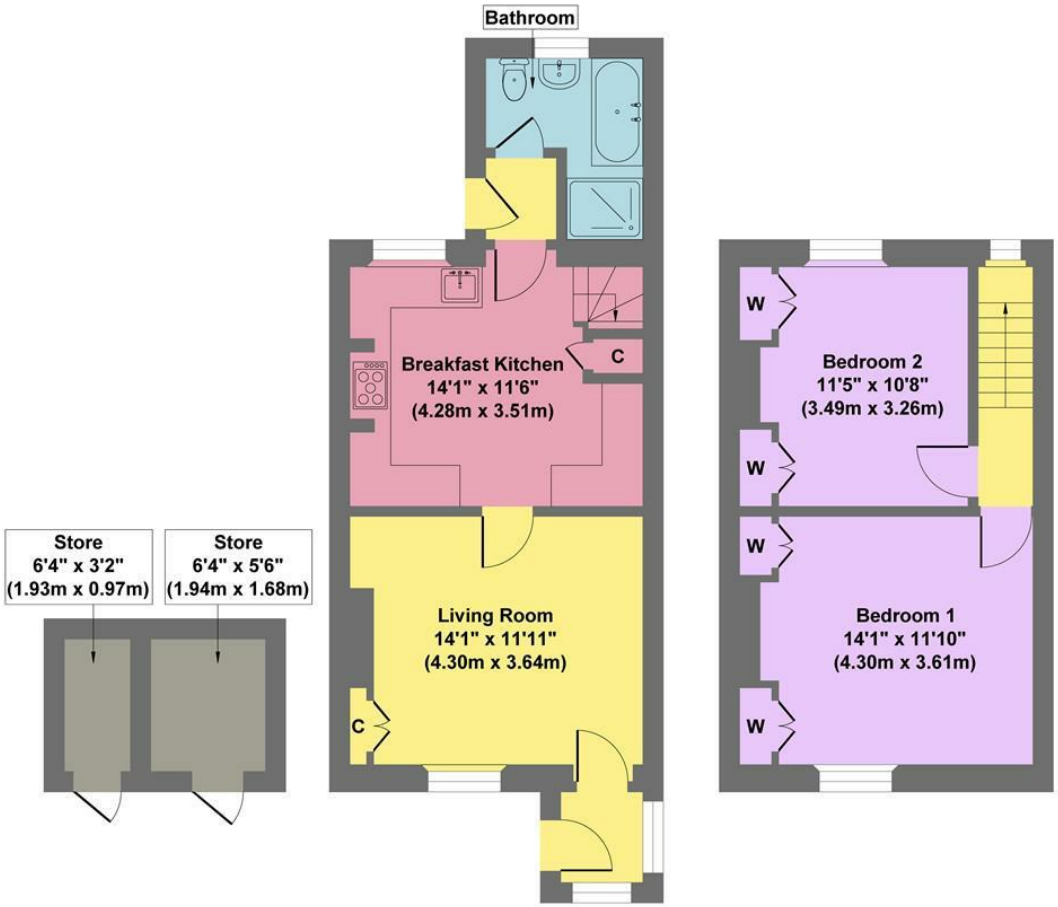








3 Hartle Green



Outbuilding
Approximate Floor Area
62 sq.ft
(5.72 sq.m.)

Ground Floor
Approximate Floor Area
439 sq.ft
(40.75 sq.m.)

First Floor
Approximate Floor Area
341 sq.ft
(31.68 sq.m.)

Approx. Gross Internal Floor Area 842 sq.ft / 78.15 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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