

Stonewell House

Peakland Grange, Stonewell Lane, Hartington, Buxton, SK17 0AH

John German







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£1,750,000

Newly built five-bedroom detached home extending to over 3,780 sq ft, featuring ground floor underfloor heating, three ensembles, generous living spaces, three bay garage and far-reaching countryside views. Set within extensive grounds including a 2.5-acre paddock, totalling approximately 3.75 acres, close to Hartington village.

This newly built five double bedroom detached home offers over 3780 sq ft of gross internal living space and occupies a private position on the edge of the development. The layout is designed for practical family living with well proportioned rooms, good natural light and a clear flow between the main spaces. The ground floor benefits from a wet underfloor heating system, adding to day to day comfort and efficiency. Several rooms take in open countryside views, and the property remains within easy walking distance of the village.

The house includes three ensuite bedrooms, a large living dining kitchen with integrated appliances, and a triple aspect sitting room opening onto the rear garden. The plot extends to approximately 3.75 acres, subject to confirmation, which includes a spacious garden, wooded area and paddock. This is a rare opportunity to acquire a high quality home in a well regarded Peak District village with good access to local amenities and a wide range of outdoor pursuits.

LOCATION - The village of Hartington is situated within the beautiful Peak District National Park which is one of the most visited national parks in the world. Hartington has been an important village since the Middle Ages and was granted a market charter in 1203 by William DeFerres and became a major centre for a large rural population from the many isolated farms in the surrounding areas which it still is today. The village is centred around the spacious square with the much photographed duck pond and numerous charming old limestone properties including The Charles Cotton Hotel, St Giles Church, The Market Hall and Hartington Hall. There is also an impressive selection of gift shops, cafes and pubs, as well as a speciality cheese shop and small pottery. Hartington itself is surrounded by some of the most beautiful scenery and countryside in England with a huge network of footpaths and walking trails in all directions and provides access to a wide choice of outdoor activities such as riding, cycling, fishing and climbing. Nearby attractions include Chatsworth, Haddon Hall, Arbor Low stone circle and the spa town of Buxton which offers a wider range of facilities and train services to Sheffield and Manchester. There are good road links to neighbouring towns and cities to include Buxton, Ashbourne, Sheffield, Manchester, Chesterfield and Derby. Approximate distances: Bakewell 10 miles; Ashbourne 11 miles; Buxton 11 miles; Chesterfield 20 miles with mainline services to London St Pancras from around 1 hr 50 mins; Manchester Airport 30 miles.

DIRECTIONS - From our Buxton office bear left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the traffic lights into London Road and head out of Buxton on the A515 Ashbourne Road. Continue along the A515 for several miles and take the right hand turning signposted Hartington. Proceed along the road for a number of miles and upon entering the village, with the duck pond on the right bear right onto Stonewell Lane where Peakland Grange can be found after a short distance on the right.

BUILD AND CONSTRUCTION - Stonewell House is constructed as a millstone gritstone property offering the homeowner the latest in environmental and recyclable design. In addition, the property has the benefit of an Air Source Heat Pump, sealed unit double glazing, under floor heating to the ground floor and a log burner in the lounge.

Reception Hallway - The spacious reception hallway includes porcelain tile flooring, an oak staircase and balustrade with glass panels leading to the first floor. Doors lead to the sitting room, dining room, plant room, guest cloakroom, living dining kitchen and a storage cupboard.

Sitting Room - The sitting room is triple aspect with windows to the front and side, taking in open countryside views, and French doors to the rear garden patio. Solid wood flooring will be installed. A log burner is optional. A timber door links through to the dining room, which will also have solid wood flooring and has access back to both the hallway and the living dining kitchen.

Living/Dining/Kitchen - The living dining kitchen is dual aspect, with a window to the front and French doors opening onto the rear patio. There is also access to the utility room and a separate dining room. The kitchen is fitted with quartz work surfaces, an inset 1½ sink with drainer and a Quooker boiling water tap with matching upstand. A range of cupboards and drawers incorporate integrated appliances including a full-height fridge and separate freezer, Neff dishwasher, Neff electric fan oven and grill, and a Neff microwave with warming drawer below. A central island provides additional storage and features a Neff induction hob with integrated extractor. **Utility Room** – Utility and worktop space between the garage and kitchen to be agreed with the seller.

FIRST FLOOR - Galleried Landing - The galleried landing gives access to the bedrooms, family bathroom and a store cupboard. All bedrooms are carpeted. The bathrooms will be tiled.

Bedroom One - The principal bedroom is a large double with a door through to a dressing room which leads into the ensuite. The ensuite will include tiled flooring, a large free standing bath with mixer tap, low level WC, his and hers sink with black fluted vanity drawer, modern walk-in shower with mains black rainfall shower head and a black ladder style heated towel rail.

Bedroom Two - Another spacious double with a walk in wardrobe and its own ensuite. The ensuite includes tiled flooring, a wash hand basin with mixer tap and vanity drawers, low level wall hung WC, double shower with rainfall head and a ladder style heated towel rail.

Bedroom Three - A double room with an en-suite fitted with tiled flooring, low level wall hung WC, shower unit with rainfall head and a ladder style heated towel rail.

Bedroom Four - A double room.

Bedroom Five - A double room.

Family Bathroom - With tiled flooring, a bath with mixer tap, low level WC and a shower with mains

OUTSIDE - Externally, the property includes a three bay open fronted garage attached to the house. The rear garden is large and well presented, with a patio seating area, lawn and a wooded section that enhances privacy while retaining attractive views. Beyond this lies a substantial paddock that wraps around the wooded area, creating a wonderful sense of space and offering scope for a variety of outdoor and lifestyle uses. The property is set within a plot of approximately 3.75 acres, subject to confirmation, and is within easy walking distance of the village centre.

What3words: [///glides.bookmark.front](https://glides.bookmark.front)

Management fee: Peakland Grange Estate Management Fee (per annum) estimated £275.

Planning: Please note there are planning conditions affecting this property that relate to the overall planning consent granted by The Peak District National Park for the Peakland Grange development. Further information is available on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Tiled roof with traditional walling and faced with grit stone.

Parking: Off road on generous drive and triple garage.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Air source heat pump. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See link <https://sites.linkip.uk/peakland-grange/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency Our Ref: JGA/12082024

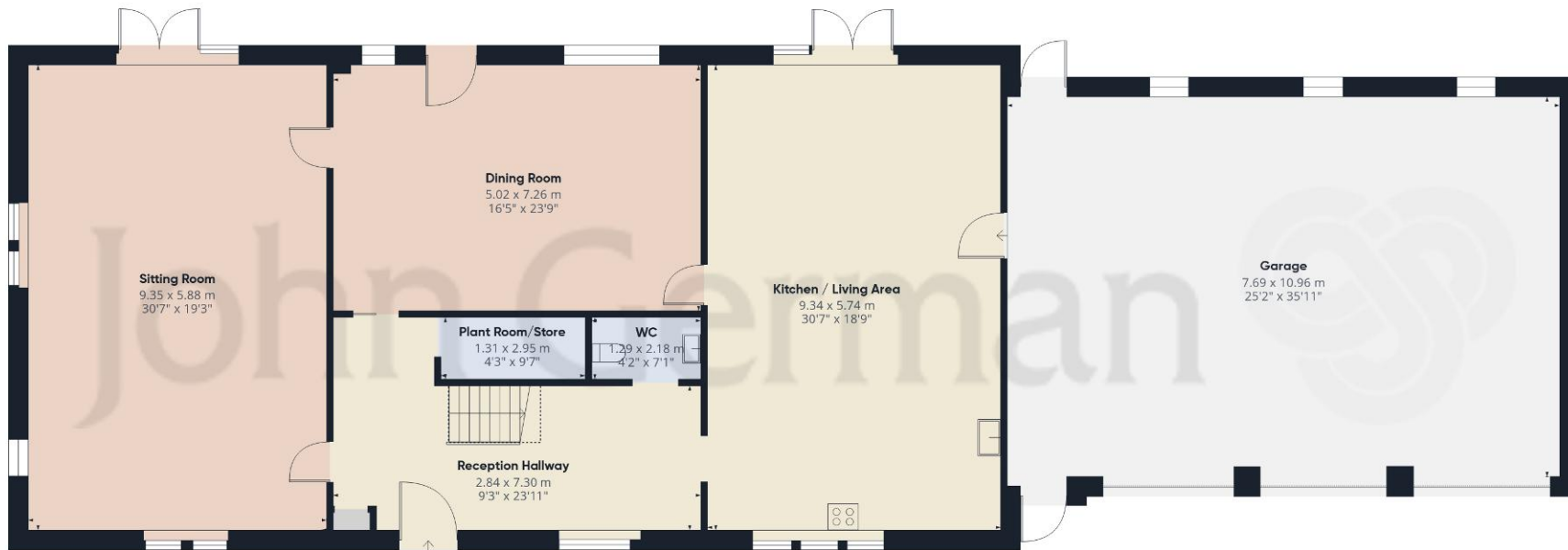












Ground Floor

Approximate total area⁽¹⁾

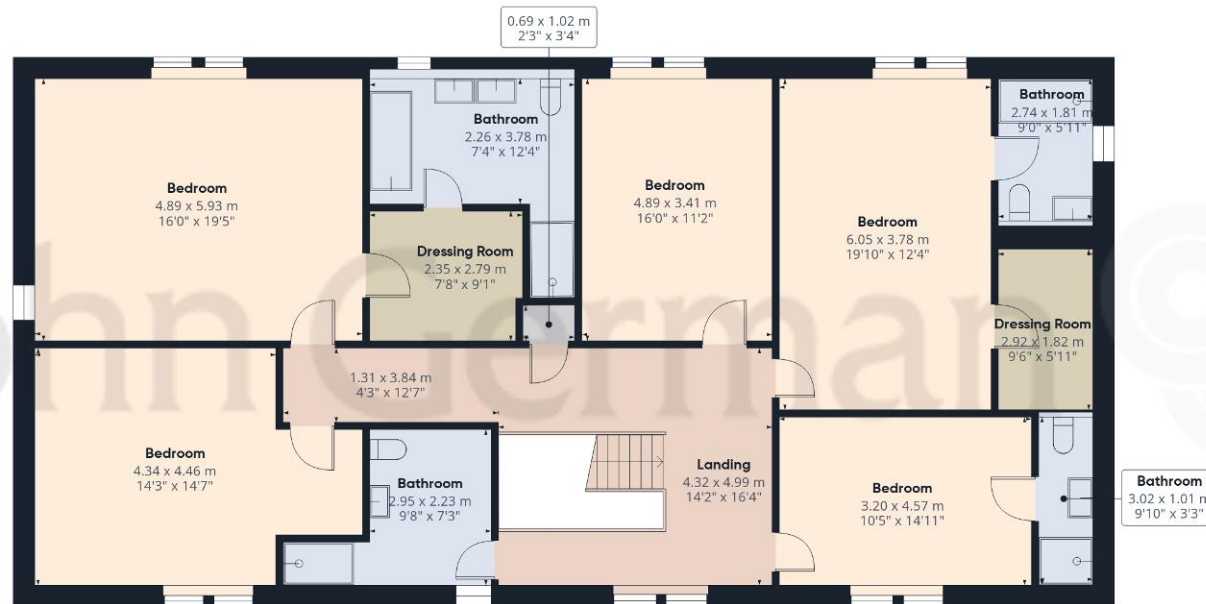
435.4 m²

4686 ft²

Reduced headroom

1.8 m²

19 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

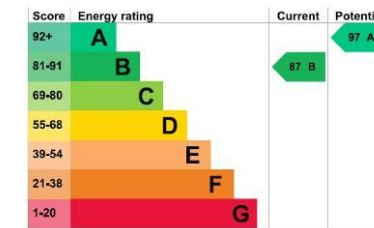
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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