The Cottage

Earl Sterndale, Buxton, SK17 0BU

The Cottage

Earl Sterndale, Buxton, SK17 0BU

£175,000

Stone cottage in a Peak District village offering open plan living/dining kitchen with log burner, double bedroom and bathroom. Ideal for a single person or couple. Suitable as a home, holiday home or holiday let.

The Cottage is a stone built property situated within a popular village location in the Peak District National Park. Offering a straightforward layout and character features, the property is well suited to a single person or couple seeking a countryside setting. The location provides access to surrounding open countryside and walking routes, while remaining within reach of nearby villages and local amenities. The property also presents an opportunity for use as a main residence, holiday home or holiday let.

The accommodation includes an open plan living, dining and kitchen area, forming the main living space, with a log burner providing a central focal point. There is a double bedroom and a bathroom, offering practical and manageable accommodation. Overall, the property provides a simple and functional home within a well regarded village setting, with appeal to those looking for a low maintenance property with character.

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.

A UPVC stable door opens into the open plan living, dining and kitchen area, which features stone tiled flooring and a stone fireplace with inset multi-fuel burner forming the focal point of the room. The kitchen is fitted with a combination of wooden and granite work surfaces, incorporating a ceramic Belfast sink. There is space for a freestanding oven with extractor above, along with appliance space and plumbing for a washer dryer and additional space for a fridge. The room benefits from a dual aspect with windows to both the front and side, allowing for good natural light, and is fitted with an electric radiator.

A spiral staircase rises to the first floor, leading to the bedroom. This is a well proportioned double room with high ceilings, exposed beams and a feature stone fireplace. The room enjoys a dual aspect with windows to the front and rear, and includes built-in wardrobes which house the hot water tank. An electric radiator is also fitted. The bathroom is fitted with a pedestal wash hand basin, low level WC and a bath with mains shower over, along with an extractor fan and electric radiator.

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 **Parking**: On-road **Electricity supply**: Mains

Water supply: Mains **Sewerage**: Mains **Heating**: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: https://checker.ofcom.org.uk/

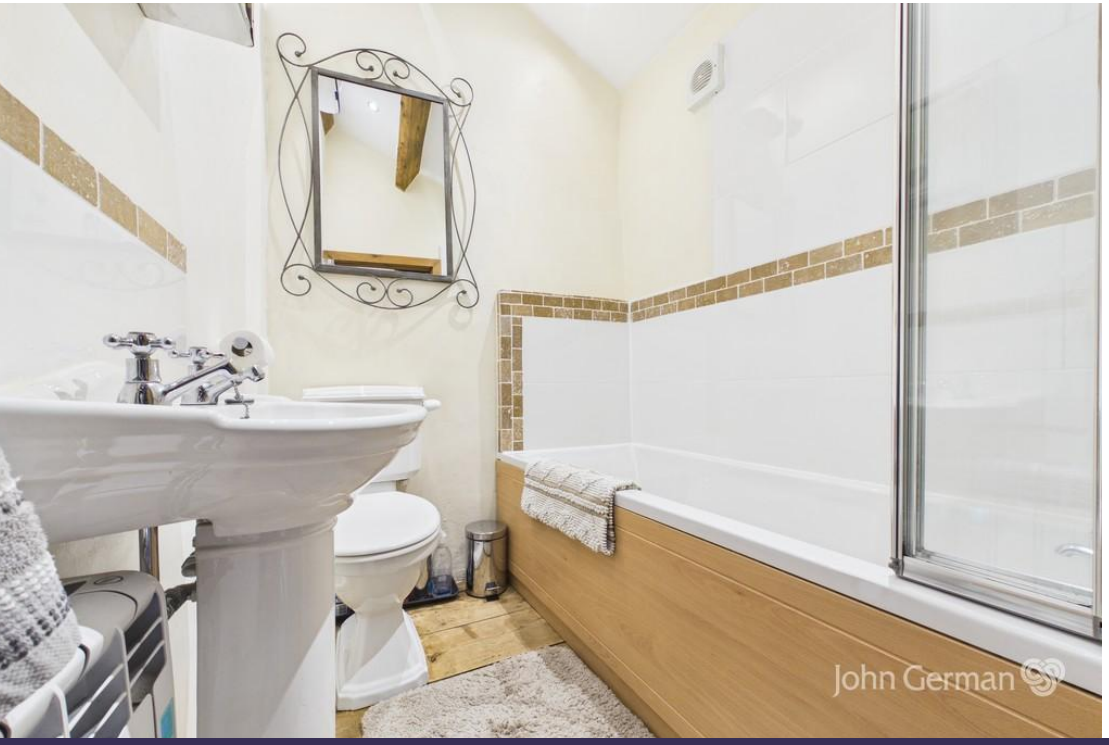
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/

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

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref**: JGA/02042026

John German

John German


John German

John German

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.

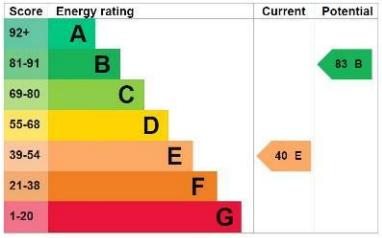
Referral Fees

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.

John German
Compton House, Shawcroft, Ashbourne,
Derbyshire, DE6 1GD
01335 340730
ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent