



Lathkill View Church Street, Monyash, Derbyshire, DE45 1JH

Saxton Mee

# Lathkill View Church Street

Guide Price

## £550,000

£550,000 - £575,000 Guide Price

A beautifully presented three/four double bedroom detached property, set within attractive well stocked gardens and offering off road parking for several vehicles, located in this highly sought after Peak District village. Surrounded by stunning Derbyshire countryside with many scenic walks on the doorstep, Monyash is a thriving village community with a highly regarded primary school, a country inn, farm shop, café and falls within the Lady Manners School catchment area. The village here is also home to one of the largest populations of toads, frogs and newts in the county. Additional amenities can be found in the nearby market towns of Bakewell and Buxton.

Renovated by the current owner, the property provides spacious and flexible accommodation arranged over three floors. An entrance porch leads into a spacious dual aspect dining kitchen fitted with a range of units and appliances. Double doors open into the impressive dual aspect sitting room, featuring a fireplace housing a log burning stove and patio doors opening onto the garden. An inner hallway provides access to the staircase leading to the first and lower ground floors, together with a WC and a versatile entrance lobby.

The lower ground floor includes a utility room and adaptable reception room/fourth bedroom with its own separate entrance door, offering excellent potential to create self-contained accommodation if required.

To the first floor, the landing leads to a double bedroom with dressing room and en-suite shower room, two further double bedrooms and a family bathroom.

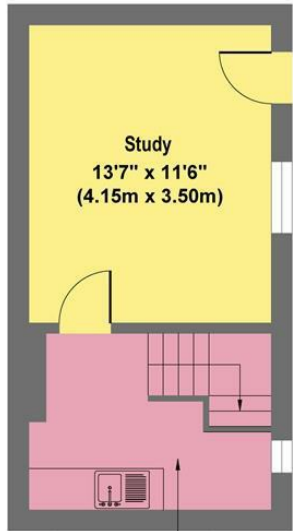
Externally, the property is approached via a driveway providing ample off-road parking. The charming garden wraps around the property with flower beds, an ornamental pond and seating terraces, creating a delightful outdoor space in this idyllic Peak District setting.



- Popular Peak Park Village With Cafe Farm Shop & Country Inn
- Easy Reach Of Amenities At Nearby Bakewell
- Fully Renovated Including New Boiler And Re-Wiring
- Local Primary School & Within Lady Manners School Catchment
- Generous Plot With Attractive Well Stocked Gardens
- Off Road Parking For Several Vehicles
- Spacious & Flexible Family Living Accommodation
- Direct Access To A Wealth Of Outdoor Pursuits
- EPC: TBC
- Viewings: Bakewell Office



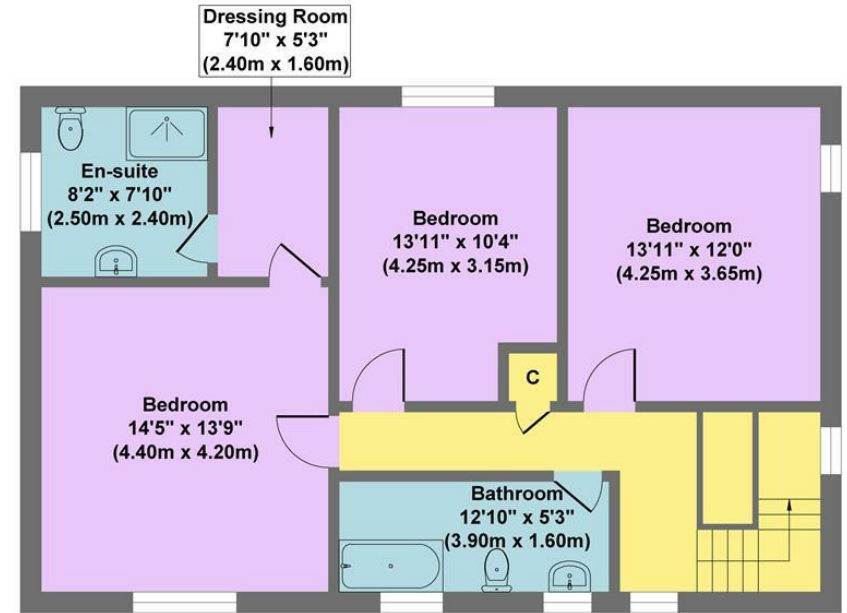
## Lathkill View



**Lower Ground Floor**  
Approximate Floor Area  
264 sq.ft  
(24.50 sq.m.)



**Ground Floor**  
Approximate Floor Area  
881 sq.ft  
(81.81 sq.m.)



**First Floor**  
Approximate Floor Area  
848 sq.ft  
(78.75 sq.m.)

**Approx. Gross Internal Floor Area 1993 sq.ft / 185.06 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.'