



# 1 Harrow Cottage, Main Street

Great Longstone, DE45 1TA

Occupying a spectacular setting within this highly sought-after Peak District village, the property offers stylish accommodation arranged over two floors, with UPVC double glazing throughout and no onward chain.

## Accommodation

The front door opens into a dual-aspect dining kitchen with tiled flooring running throughout and ample space for a dining table and chairs. The kitchen features a range of panelled units with extensive worktops incorporating a sink and drainer, four-burner hob with extractor over, oven, dishwasher, and space for an under-counter fridge. Accessed off the kitchen is a useful utility cupboard housing the Worcester Bosch combi boiler, with space and plumbing for a washing machine and freezer. The main reception room is a lovely characterful space featuring a stone-built fireplace with log-burning stove and exposed ceiling beams.

Stairs rise to the first-floor landing with



- Charming three-bedroom mid-terrace cottage
- Dining kitchen with utility cupboard
- Family bathroom
- No onward chain
- Lovely setting in the picturesque village of Great Longstone
- Sitting room with log-burning stove
- Off-road parking
- High ceilings and original features
- Two double bedrooms and one single bedroom
- UPVC double glazing throughout



rear-facing window, Velux rooflight, and lockable storage cupboard. Bedroom One is a spacious double bedroom with front-facing aspect, high ceilings, and a stone-built feature fireplace with cast iron insert. Bedroom Two is a further double bedroom with similar aspect and a walk-in wardrobe. Bedroom Three is a generous single bedroom with rear-facing aspect and high ceilings. A family bathroom completes the accommodation and features a white suite comprising bath with shower over, low flush WC, pedestal wash basin, and chrome heated towel rail.

Currently run as a successful holiday let.

Outside, the property benefits from driveway parking for one vehicle to the front of the property.

All mains services are connected.

#### Important Information

**Anti-Money Laundering (AML) Checks -** As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

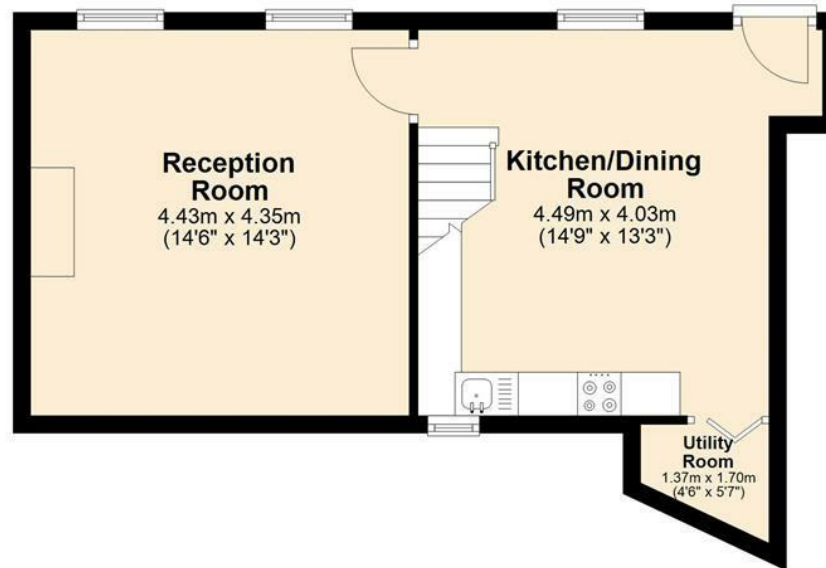






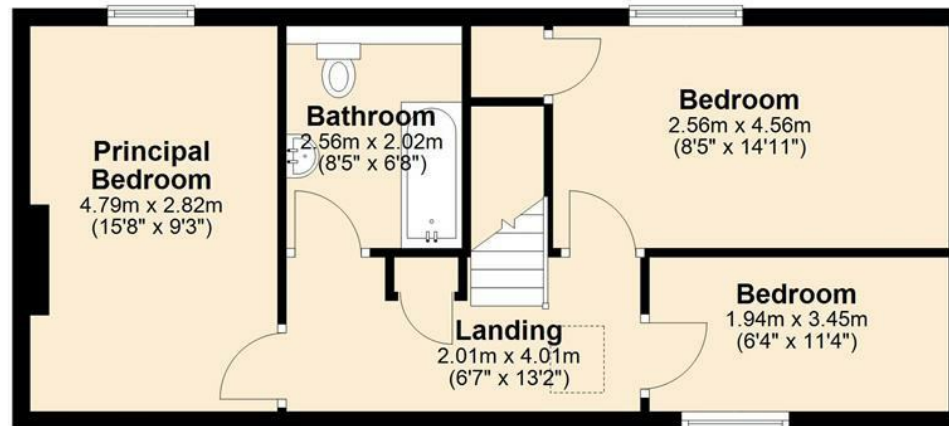
## Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



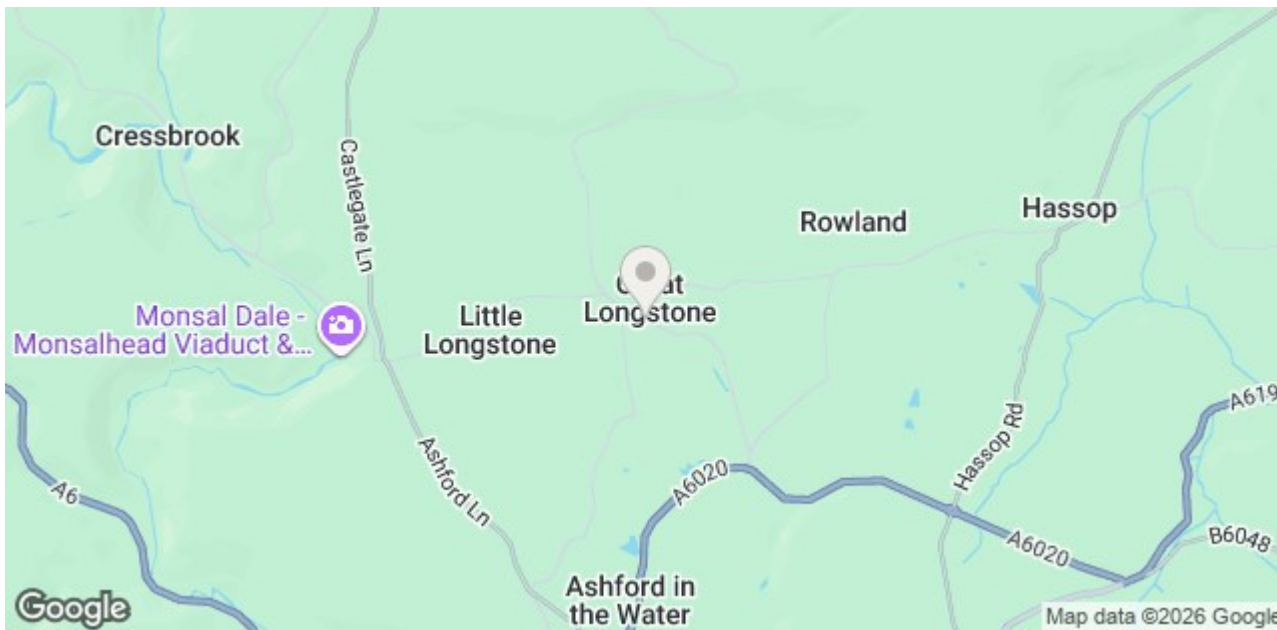
## First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 86.6 sq. metres (931.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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