Lathkill Croft, Dale Road, Over Haddon, Derbyshire, DE45 1JE

Saxton Mee

Dale Road

Asking Price

£295,000

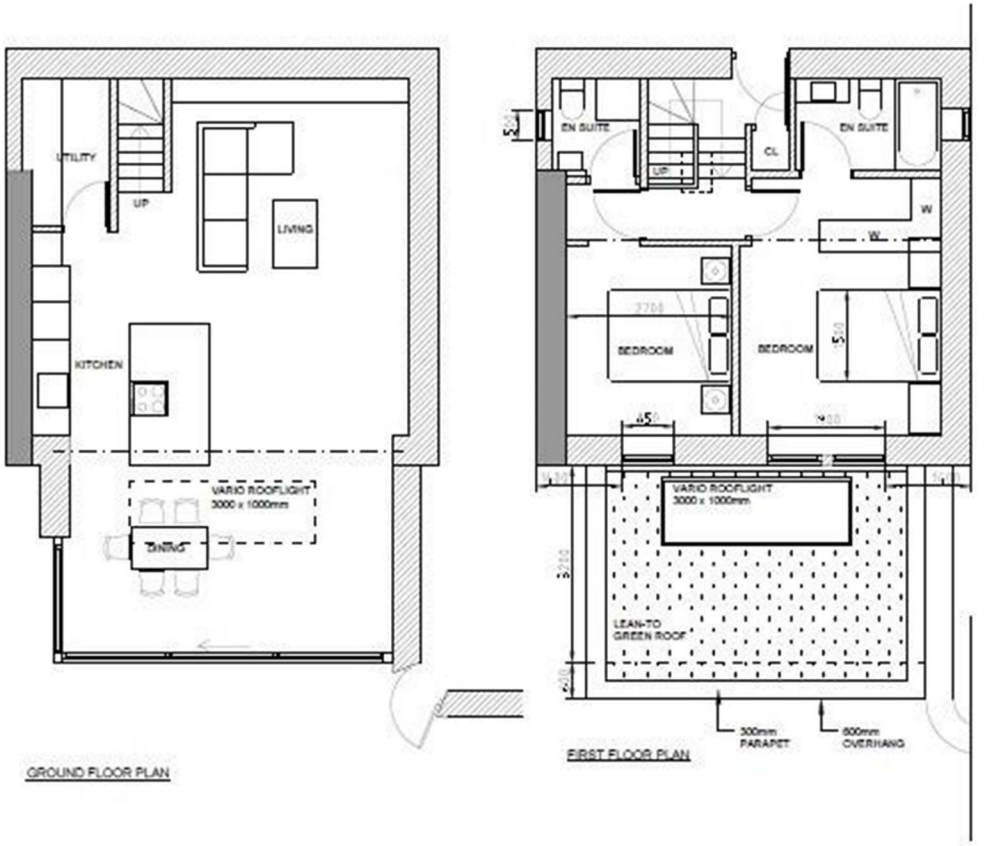
Nestled within the charming village of Over Haddon, this two-bedroom cottage offers a unique opportunity for a new purchaser to shape their dream home amidst a picturesque setting. Currently stripped back and ready for renovation, the property is ideally situated on a generous plot that enjoys uninterrupted, south-facing views across the rolling Peak District countryside

The cottage has planning consent in place to incorporate modern eco-friendly upgrades, including the installation of solar panels and a glazed extension with a green roof, blending contemporary design with its rural surroundings. The proposed plans envision an open-plan living kitchen, where the new owner can take in the stunning views while enjoying a space filled with natural light. Both bedrooms, which are set to benefit from en-suite bathrooms, offer tranquil retreats, promising comfort and modern living in this rural haven.

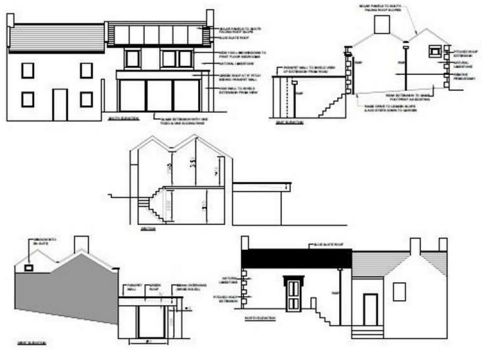
Currently featuring a traditional layout with a lounge/diner, kitchen, and utility room, two bedrooms and a bathroom. The spacious garden and adjoining croft provide a wealth of opportunity for outdoor living, whether creating a beautiful garden, growing produce, or simply relaxing in the peace of the countryside.

Outbuildings offer practical space for storage or workshops, while off-street parking adds to the cottage's convenience. The property is sold with no upward chain.

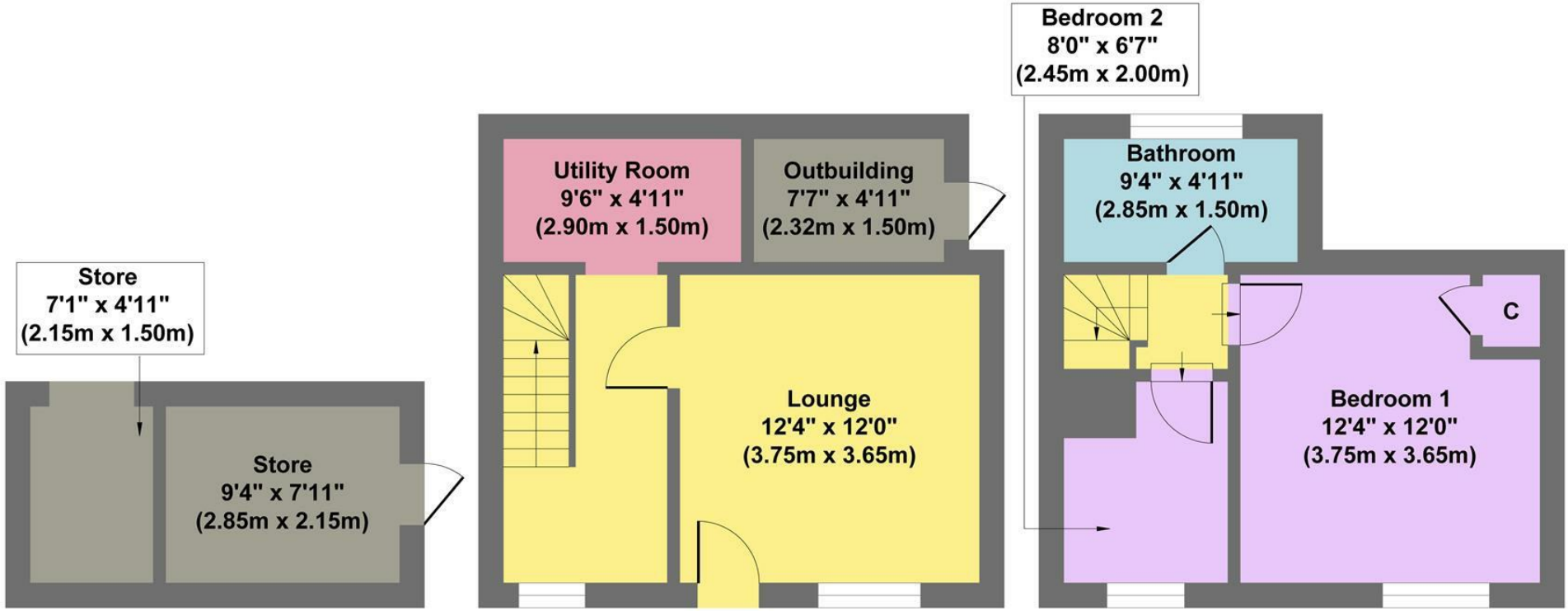
Situated within the highly sought-after village of Over Haddon, within the heart of the Peak District National Park, this cottage offers the perfect balance of seclusion and accessibility. With the nearby market town of Bakewell providing an excellent array of amenities and the cities of Derby and Sheffield within commuting distance, the location combines rural charm with modern practicality. The property also falls within the catchment area for Lady Manners School.



- Idyllic Peaceful Village Setting
- Planning Consent Granted
- To Be Completed To Individual Specifications
- Superb Garden
- Off Road Parking
- Fabulous Far Reaching Views
- Direct Access To Many Local Walks & Outdoor Pursuits
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



Lathkill Croft



Outbuildings
Approximate Floor Area
104 sq.ft
(9.67 sq.m.)

Ground Floor
Approximate Floor Area
329 sq.ft
(30.61 sq.m.)

First Floor
Approximate Floor Area
285 sq.ft
(26.45 sq.m.)

Approx. Gross Internal Floor Area 718 sq.ft / 66.73 sq.m

Illustration for identification puposes 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.'

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