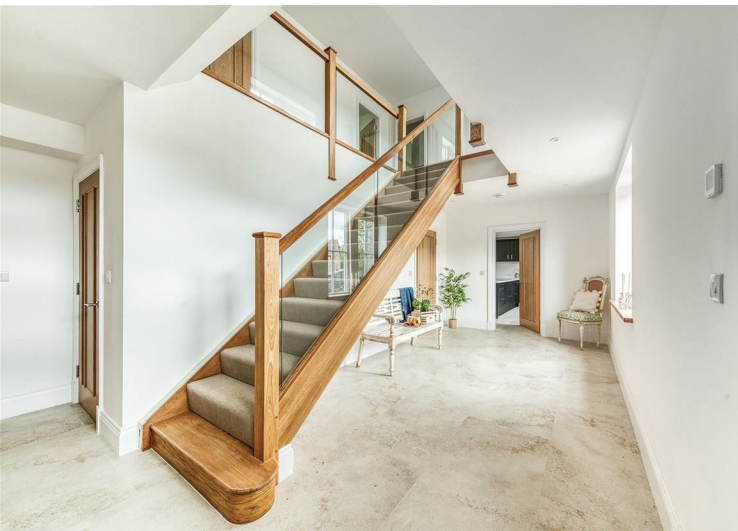




Stonewell House Stonewell Lane

Hartington, SK17 0BF

£1,750,000



Stonewell House Stonewell Lane

Hartington, SK17 0BF

Tenure Freehold Council Tax Band New Build



This newly constructed five-bedroom detached home boasts over 3,780 square feet of gross internal living space and is nestled in a private location on the outskirts of the development. The layout is thoughtfully designed for family living, featuring spacious rooms filled with natural light and a seamless flow between the main areas. The ground floor is enhanced by a wet underfloor heating system, ensuring comfort and efficiency in daily life. Many rooms offer picturesque views of the surrounding countryside, and the property is conveniently within walking distance of the village.

The house comprises three en-suite bedrooms, a generous living-dining kitchen equipped with integrated appliances, and a triple-aspect sitting room that opens onto the rear garden. The plot spans approximately 3.75 acres (subject to confirmation), encompassing a large garden, a wooded area, and a paddock.

This is a unique opportunity to acquire a high-quality home in the sought-after Peak District village, Hartington offering excellent access to local amenities and a variety of outdoor activities.

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 Hall 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 can be added as an optional extra. 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.

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.

Tel: 01298 24383

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 rainfall shower head, along with a ladder style heated towel rail.

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.

MANAGEMENT FEE

Peakland Grange Estate Management Fee (per annum) estimated at £275

PLANNING

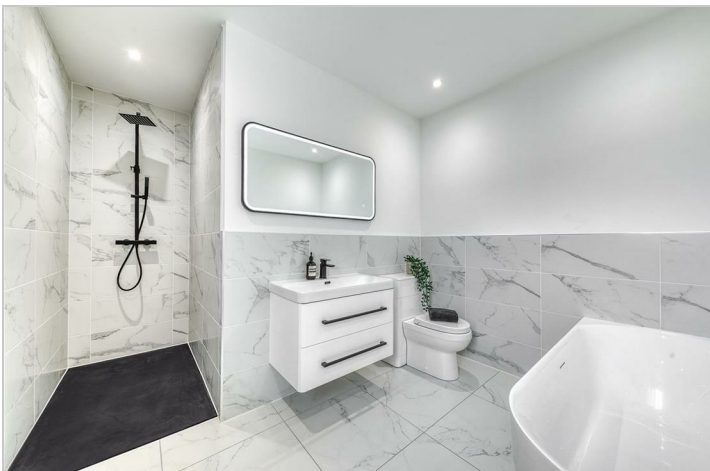
Please note that there are planning conditions affecting this property that relate to the overall planning consent granted by the Peak District National Park for the Peakland Grange development. Further information is available on request.

N.B.

Mellors Estate Agents, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Road Map



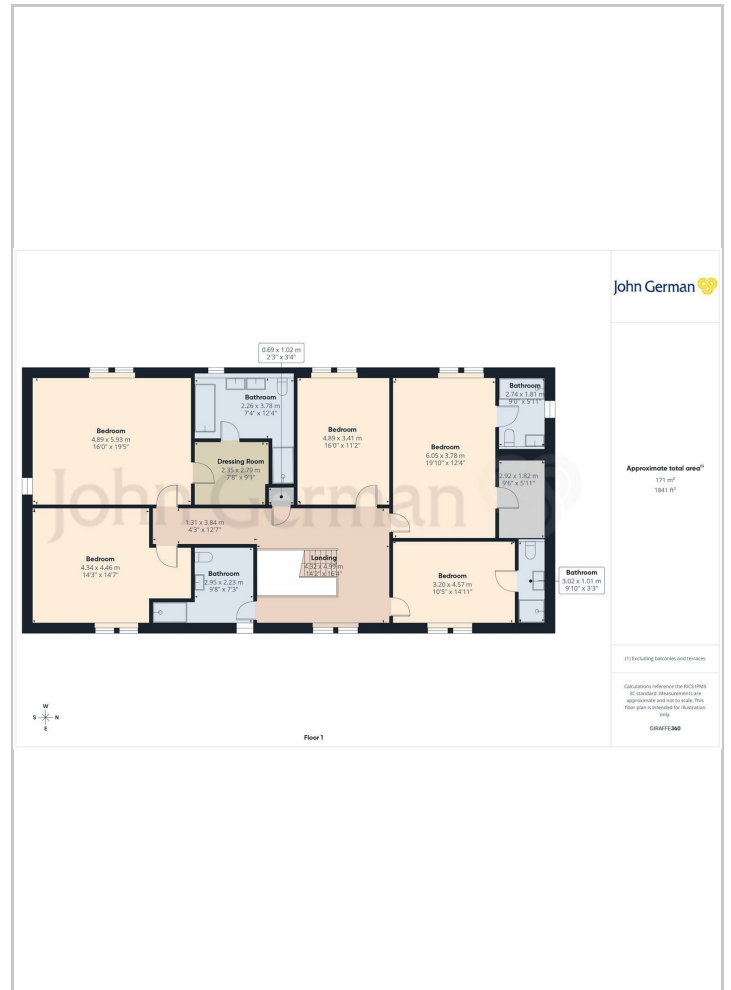
Hybrid Map



Terrain Map



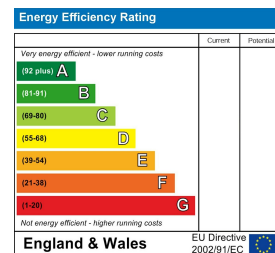
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk