DENISE WHITE
BESPOKE ESTATE AGENT









Dove View Mill Lane, Hartington, SK17 0AN

Offers in the region of £425,000

"A cottage, a beautiful village and a life that never needs to hurry"

This immaculately presented, double-fronted cottage is ideally situated in the heart of the thriving village of Hartington. Offering light and spacious accommodation throughout, the property has been tastefully renovated and upgraded, including a quality kitchen and bathroom. An ideal choice as a permanent home, second home or holiday let.

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Denise White Estate Agents Comments



A fully renovated, double-fronted stone semi-detached property situated in the heart of Hartington, one of the Peak District National Park's most sought-after villages, with a range of independent businesses and amenities right on the doorstep.

The property is beautifully presented throughout, featuring a stylish blend of modern and contemporary fixtures and fittings. The ground floor offers a modern kitchen and two reception rooms, including a comfortable sitting room and a fantastic-sized lounge with a feature log-burning stove. To the first floor are three bedrooms and a modern bathroom, complete with a roll-top bath and separate walk-in shower. The loft area provides useful additional storage, with excellent potential for further use, subject to any necessary permissions or consents.

Externally, there is a lawned front garden with a shared pathway alongside the neighbouring property, together with a low-maintenance rear courtyard backing directly onto open fields.

Offering a true turn key opportunity, this property would make an ideal holiday let, second home or family home, with the benefit of being ready to enjoy from day one.

Location



Hartington is a highly sought-after Peak District village, combining traditional character, beautiful countryside and a peaceful rural setting. The village is known for its attractive stone-built properties, historic charm and welcoming community.

Local amenities include a village shop, doctors, post office, primary school, garage, public houses and places to eat, while the surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits. Buxton, Leek, Bakewell and Ashbourne are all within easy reach, providing a wider range of amenities and services.

With its picturesque setting, strong community and desirable rural lifestyle, Hartington is an appealing location for those seeking a countryside home, second residence or rural retreat.

Why We Love This Home !



We love this property, which is every bit as beautiful and charming inside as it is from the outside. The quality of finish complements the character of the cottage perfectly, while the light and spacious

accommodation is a particularly appealing feature and something that can be surprisingly difficult to find in a traditional cottage.

Hartington itself is a thriving village, with a fantastic selection of independent businesses and local amenities, while still retaining its welcoming village atmosphere. The property is also ideally placed for enjoying some of the Peak District's finest countryside, with wonderful walks right on the doorstep, including the stunning Wolfscote Dale along the River Dove.

For us, it is the combination of character, quality, space and location that makes this such a special property.

Kitchen

13'6 x 12' (4.11m x 3.66m)



Fitted with a modern and matching range of shaker style wall and base units with drawers with wooden worksurface over incorporating Belfast style sink with mixer tap over. Larder style cupboard with spice racks, drawers and wine holder. Integrated fridge freezer Integrated slimline dishwasher. Corner units with pull out shelving. Cupboard housing domestic bins. Eye level electric oven. Eye level microwave. Four ring induction hob with extractor hood over. Tiled splashback. Radiator. Real wooden flooring. uPVC front entrance door. uPVC window to front. Ceiling spotlights.

Lounge Diner

22'8 x 15'5 (6.91m x 4.70m)



Real wooden flooring. Two uPVC windows to front and two uPVC windows to rear. Two radiators. Built in storage cupboards with matching built-in bookcase unit. Multi fuel burning stove with tiled hearth. Ceiling spotlights. Ceiling light point.

Snug

13' x 7'5 (3.96m x 2.26m)



Real wooden flooring. Central heating radiator. Two uPVC windows to rear and one uPVC window to side. uPVC rear door leading onto the rear courtyard. Cupboard housing domestic metres. Wall cupboard housing Worcester boiler. Hive heating controllers. Stairs off leading to first floor.

First Floor Landing

Carpet flooring. Doors off leading too:-

Bedroom One

13'7 x 12'6 (4.14m x 3.81m)



Carpet flooring. Radiator. uPVC window to front. Two wall lights. Ceiling light. Access to second floor/ loft room.

Bathroom

13'7 x 7'3 (4.14m x 2.21m)



Fitted with a modern yet contemporary style bathroom comprising of corner shower unit with sliding doors, waterfall style showerhead over and handheld shower also with Burlington controls and fully tiled walls. Freestanding roll top bath with Burlington handheld shower and mixer tap over. Burlington wash hand basin. High level traditional Burlington WC. Tiled flooring. Heated towel rail. Burlington towel rail. Half panelled walls. Large airing cupboard with shelving and space and plumbing for washing machine. Extractor fan. uPVC window to rear. Ceiling spotlights.

Bedroom Two

11'11 x 7'10 (3.63m x 2.39m)



Carpet flooring. uPVC window to front. Radiator. Ceiling light.

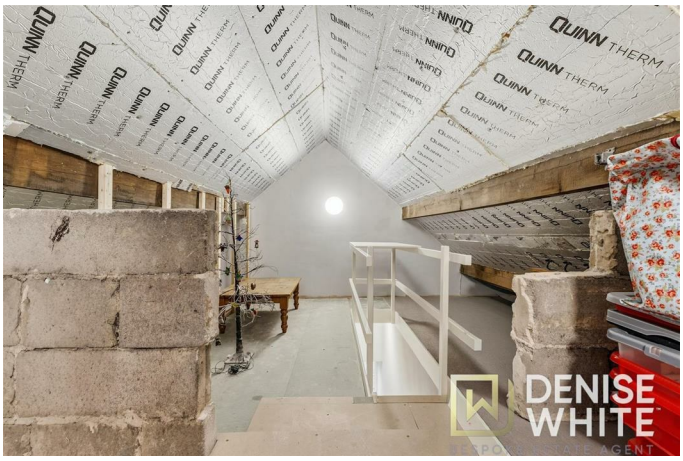
Bedroom Three

10'5 x 7'9 (3.18m x 2.36m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Second Floor/ Loft Room



With access from main bedroom. Stairwell leading up. uPVC window to side. Large fully boarded loft space with power and lighting. Ideal for conversion subject to all relevant permissions.

Outside



To the front of the property there is a pathway shared with the neighbouring property. The front garden is laid with lawn and flowering borders which are well stocked. To the rear is a low maintenance courtyard garden with an outhouse building. Enjoying an attractive open backdrop onto open fields.

Agents Notes

Tenure: Flying Freehold
Services: Mains Electricity, Mains Water & Drainage. LPG gas.
Council Tax: Derbyshire Dales. (currently under revision as being rebranded after being used as a holiday let)

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Property To Sell ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Property to Rent ?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solcitor !

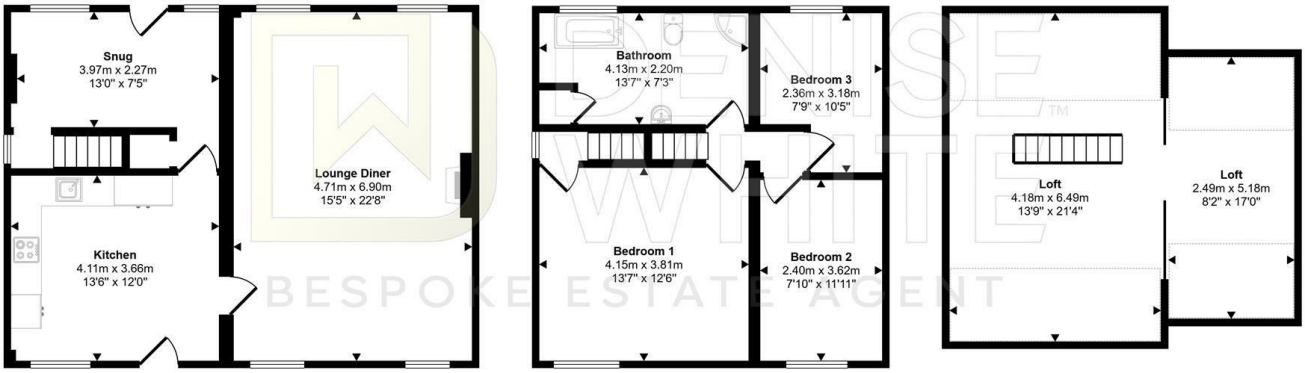
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the tim.es comes, you're ready to go

Buyers ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit. history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable

Floor Plan

Approx Gross Internal Area
150 sq m / 1615 sq ft



Ground Floor
Approx 62 sq m / 673 sq ft

First Floor
Approx 47 sq m / 504 sq ft

Second Floor
Approx 41 sq m / 439 sq ft

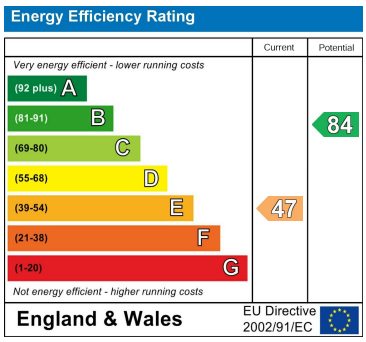
Denotes head height below 1.5m

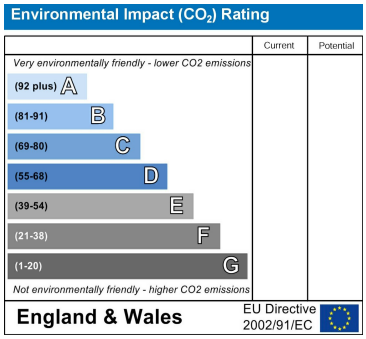
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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