

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



11, River View, Litton Mill, SK17 8SW

# 11, River View

Litton Mill, SK17 8SW

## Description

A quite superb and very spacious family home that is situated in Millers Dale next to the famous River Wye. This super property offers a combined square footage of 3671 over four floors and this includes two terrace cottages beneath the main residence. These cottages have been successfully let in recent years at a not inconsiderable amount of money. Using Airbnb the vendors have seen returns of circa £30,000 per annum to supplement their income. The owners have lavished a huge amount of their time and money on Barn House, transforming the original structure into a statement home that is filled with space and light. The EPC rating has soared to a C due to the insulation that has been added, full double glazing including smart glass in the principal bedroom) and the installation of solar panels that help to reduce expensive utility bills and provide the potential for EV drivers to get 'off grid'. The entrance level accommodation boasts a quite superb, open plan living kitchen which, due to its position above the street, has a lovely outlook and a really nice feel and sets the tone for the rest of the property. The entire second floor has been created by the owners and now features a stunning principal suite with its own dressing room and large ensuite bathroom to provide the wow factor. The central staircase that rises throughout the main part of the house is also of note, as are the five bedrooms and five bathrooms that provide all the homes residents with their own bathing facilities. Externally the work has continued with a lovely landscaped garden having a bespoke bar and catching the sun virtually throughout the day. With scenic views towards the Monsal Trail this is the perfect space to unwind with family and friends and the perfect backdrop to this stunning home.

This idyllic village is very private, with little in the way of



- ELR PREMIUM SALE - Buyers fees of £595 including VAT will apply.
- Living room with wood burning stove.
- Sunny rear garden with bespoke bar to entertain guests.
- Modern double glazing, insulation upgrades and solar panels combine to create an excellent EPC rating of C69.
- Five double bedrooms (including two suites) and five bathrooms.
- Welcoming reception hall with feature staircase rising to floors one and two and a separate, large utility room.
- Garage carport with parking spaces in front and to the side.
- Outstanding living kitchen with a lovely open outlook and great proportions.
- Two pretty, self contained cottages below (Cherry and Monsal Cottages) providing the potential for extra income or space for guests.
- Freehold and a suprisingly low Council Tax Band of C.



passing traffic and its secluded position, adjacent to the picturesque River Wye is quite lovely. The village is accessible from Millers Dale where The Anglers Rest provides the perfect setting for a pint or a spot of lunch and there are a number of walking trails to explore off the approach road and leading down the valley towards Cressbrook and Monsal Head. The popular Monsal Trail can also be accessed from Millers Dale and this provides cycling links back to Bakewell as a pleasurable excursion to enjoy with loved ones. The property itself is unique, there aren't many conversions (or original dwellings) in The Peaks that offer this amount of accommodation on top of two holiday let cottages and the generous room sizes and potential income that can be generated from the cottages will be of interest to a broad range of buyer.

#### ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search\*

Water and Drainage Search\*

Coal and Mining Search\*

Environmental Search\*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

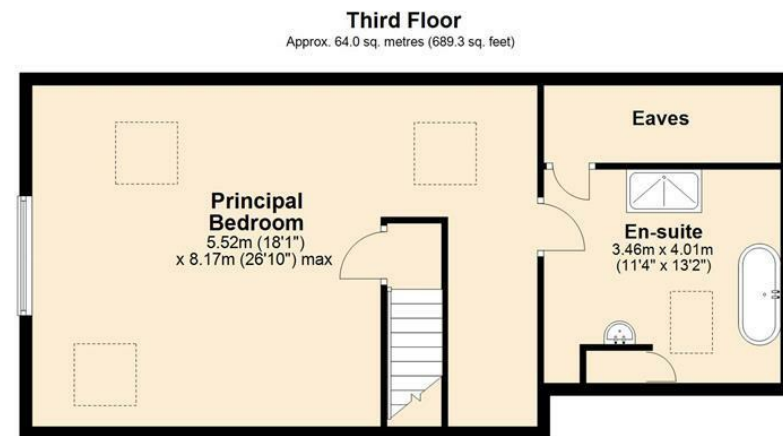
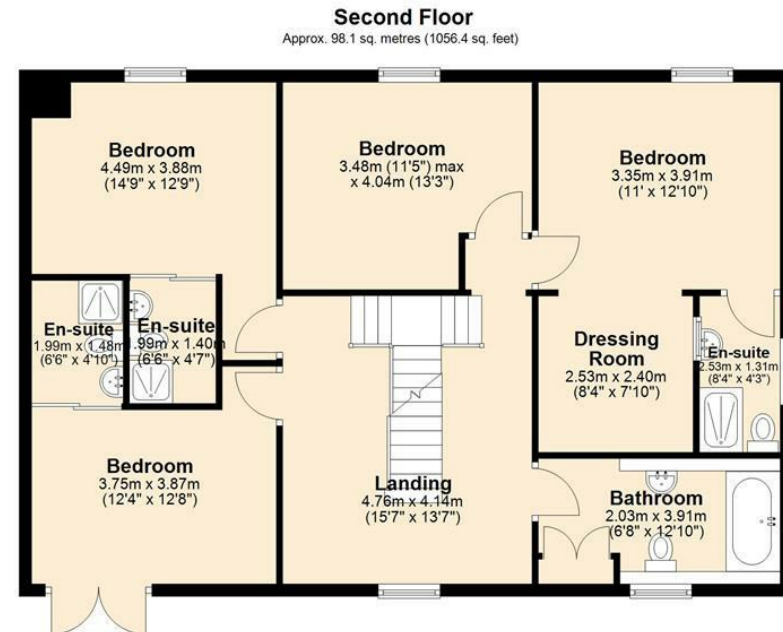
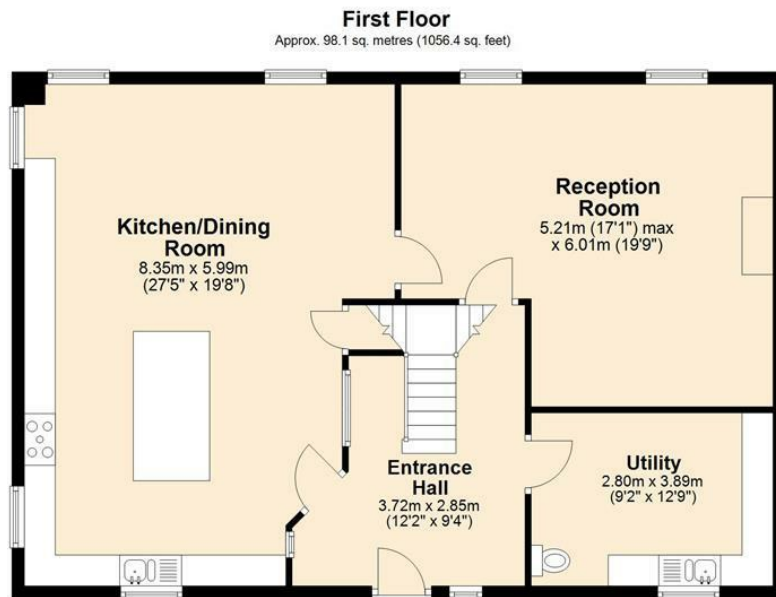
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).



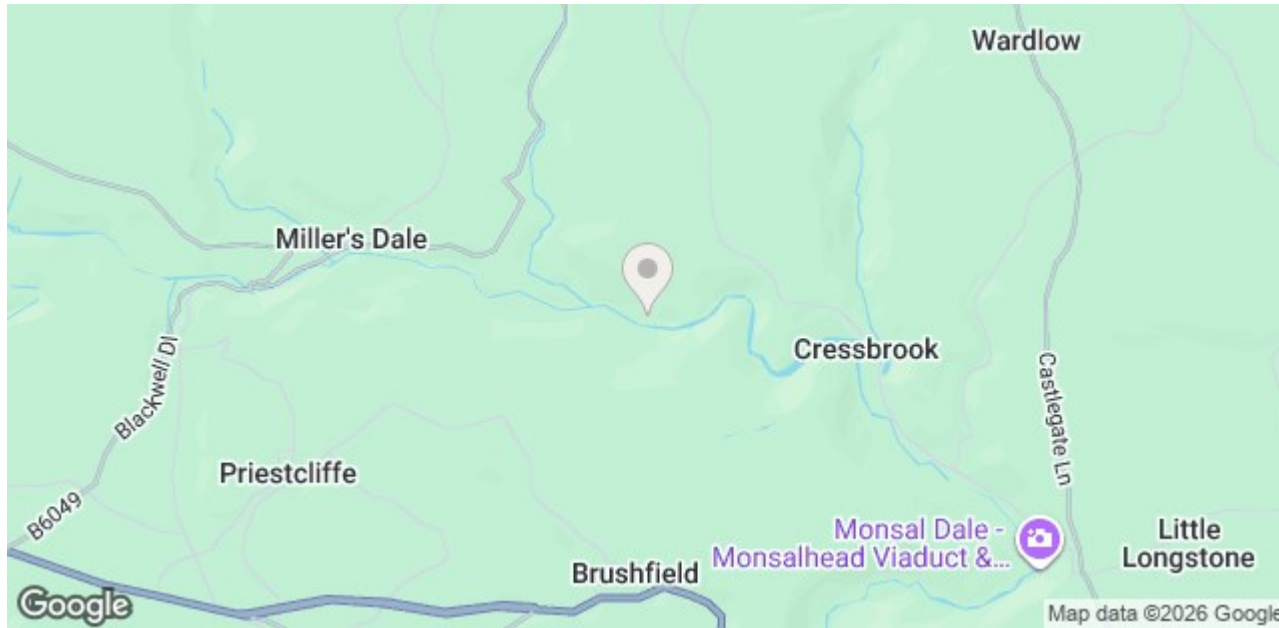






Total area: approx. 260.3 sq. metres (2802.0 sq. feet)

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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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.