



12 The Dale, Hathersage, Hope Valley, Derbyshire, S32 1EQ

Saxton Mee

# 12 The Dale

## Hathersage

Guide Price

# £350,000

350,000 - £365,000 Guide Price

A fabulous family home set within a highly sought-after Peak District village, enjoying a peaceful position on a small cul-de-sac with lovely views across open countryside.

This well-presented three-bedroom semi-detached property has been skilfully enlarged to create a comfortable and versatile home, ideal for modern family living. The setting is particularly appealing, nestled on the edge of Hathersage and surrounded by the dramatic beauty of the Derbyshire countryside, while still being within easy reach of everyday amenities.

The ground floor offers a practical and welcoming layout, beginning with an entrance lobby that leads through to a fitted breakfast kitchen, complete with a useful utility area, built-in storage and a rear entrance porch. The dual-aspect sitting and dining room provides a bright and inviting living space, centred around a charming log-burning stove, perfect for cosy evenings. The property also benefits from a downstairs toilet.

Upstairs, the accommodation continues with a landing leading to three double bedrooms and an ensuite shower room and main bathroom.

Outside, the property benefits from off road parking to the front and a delightful rear garden, thoughtfully arranged with an ornamental pond and a timber summerhouse, creating a peaceful space to relax and enjoy the surroundings.

The location is a key feature, positioned close to a highly regarded primary school and an excellent range of local shops, cafés and restaurants, as well as convenient rail links. With immediate access to the stunning Derbyshire countryside, the area offers a wealth of outdoor pursuits right on the doorstep.

A local three Derbyshire occupancy clause applies to the property.

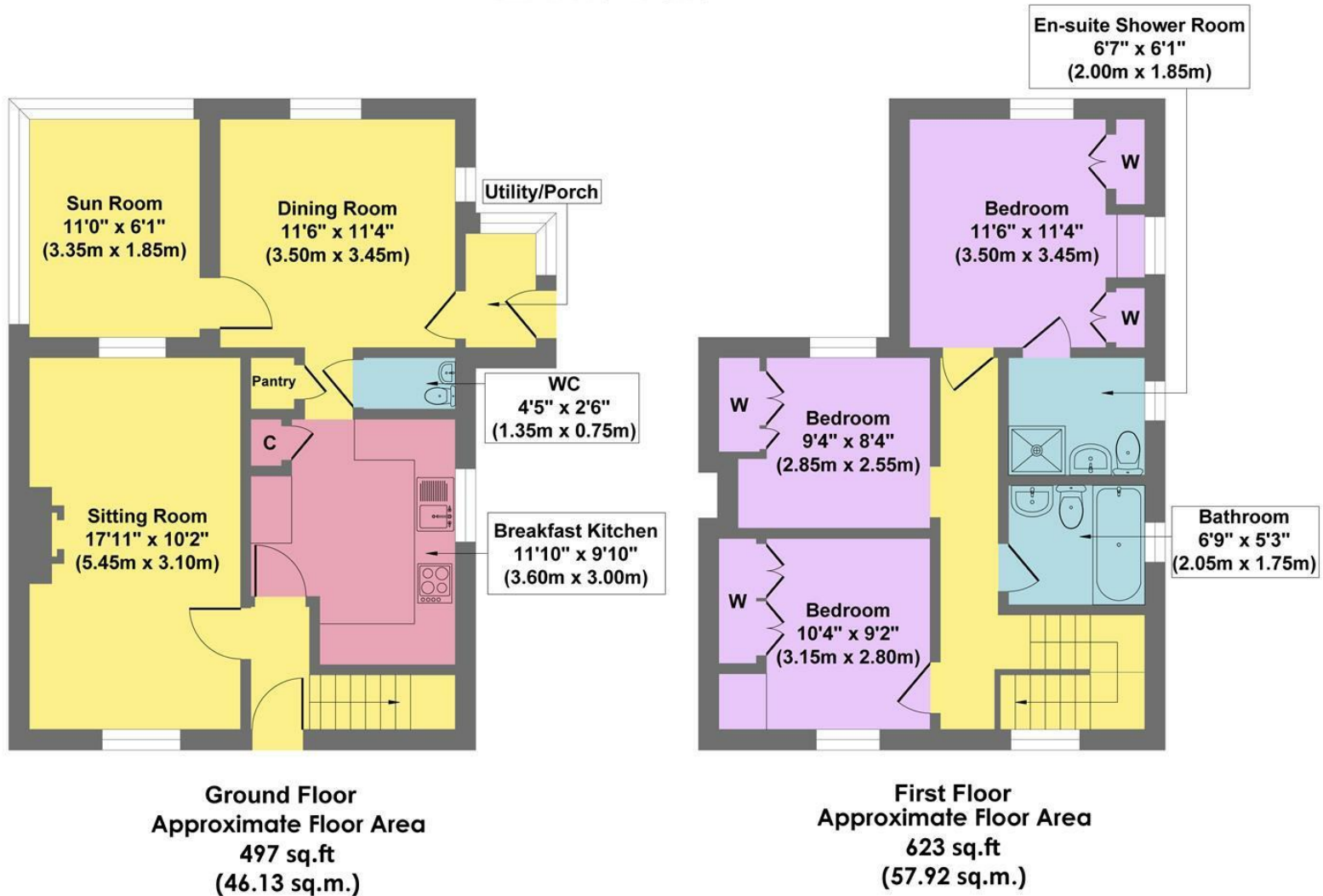


- Highly Sought After Hope Valley Village
- Excellent Amenities & Leisure Facilities
- Local Rail Links
- Direct Access To Many Local Walks
- Close To The Local Primary School
- Well Presented Throughout
- A Three year Local Occupancy Clause Applies
- No Upward Chain
- EPC: D
- Viewings: Hathersage Office





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**Approx. Gross Internal Floor Area 1120 sq.ft / 104.05 sq.m**

Illustration for identification purposes 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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

