



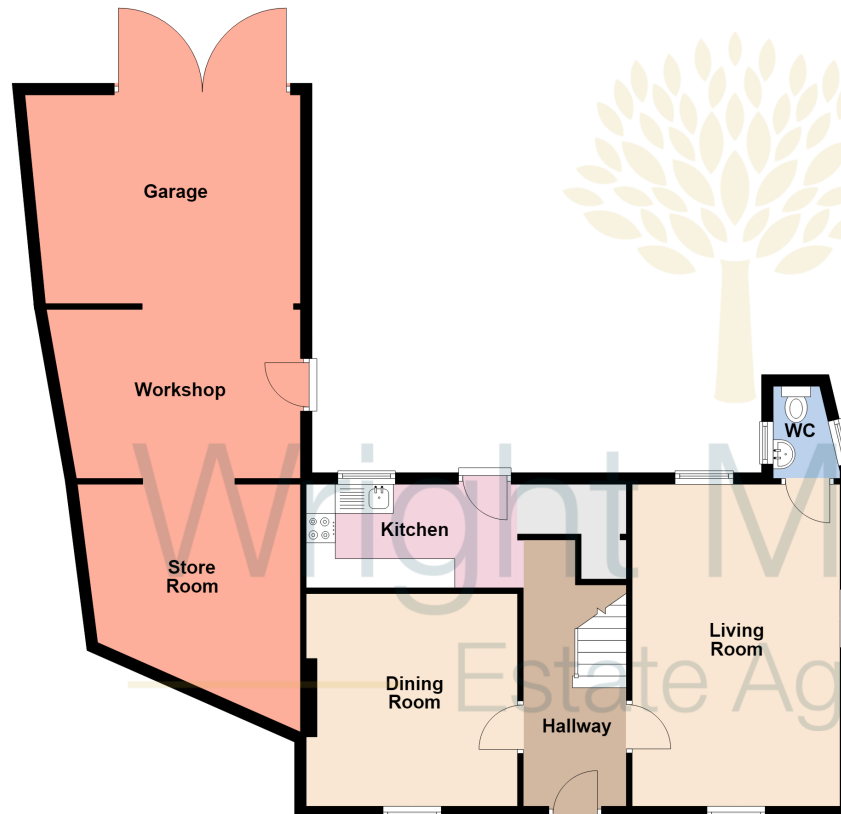
Wright Marshall
Estate Agents

MARKET PLACE, HARTINGTON, SK17 0AL

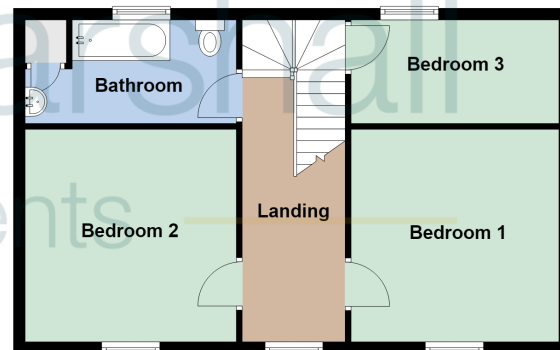
£300,000



Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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Offered with NO ONWARD CHAIN, this GRADE II LISTED, THREE-BEDROOM DETACHED HOUSE dates back to the 18TH CENTURY and is located in a PRIME CENTRAL HARTINGTON POSITION, just moments from the village square. Situated within the PEAK DISTRICT NATIONAL PARK, Hartington is surrounded by beautiful countryside and walking routes, making it one of the Peak District's most desirable villages. The property retains a range of ORIGINAL PERIOD FEATURES and offers well-proportioned accommodation comprising an entrance hallway, living room with open fireplace, dining room with open fireplace, fitted kitchen, ground floor WC, three bedrooms, and a family bathroom. Externally, there is an enclosed stone walled front garden together with an enclosed rear garden and yard area. The property also benefits from a GARAGE PROVIDING OFF-ROAD PARKING, along with an adjoining OUTBUILDING AND STORE ROOM currently used as a workshop and storage space, which is understood to have previously been a butcher's and cobbler's shop, offering potential for conversion to additional accommodation or an annexe, subject to the necessary consents.

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Hallway

Living Room

18'2 x 11'9 (5.54m x 3.58m)
- 5.54m x 3.58m (18'2 x 11'9) - Three timber framed windows, and an open fireplace.

WC

Dining Room

11'11 x 11'11 (3.63m x 3.63m)
- 3.63m x 3.63m (11'11 x 11'11) - Timber framed window, and an open fireplace.

Kitchen

6'1 x 11'5 (1.85m x 3.48m)
- 1.85m x 3.48m (6'1 x 11'5) - Timber door, timber framed window, fitted wall and base units, space for a cooker, understairs cupboard with plumbing for a washing machine, and wood effect flooring.

Landing

Timber framed window.

Bedroom One

12' x 11'9 (3.66m x 3.58m)
Timber framed window and an electric wall mounted radiator.

Bedroom Two

12' x 11'9 (3.66m x 3.58m)
(12 x 11'9) - Timber framed window and a radiator.

Bedroom Three

5'11 x 11'9 (1.8m x 3.58m)
Timber framed window, loft access, and an electric wall mounted radiator.

Bathroom

5'11 x 11'9 (1.8m x 3.58m)
- 1.80m x 3.58m (5'11 x 11'9) - Timber framed window, bath with electric shower over, pedestal wash basin, WC, built in cupboard, radiator, part tiled walls, and tile effect flooring.

Exterior

- To the front of the property is an enclosed, stone walled garden. To the rear is an enclosed courtyard style garden. In addition, there is access to a garage with an adjoining outbuilding, currently used as a workshop and storage room. This space could offer potential for conversion into additional accommodation or an annexe, subject to the necessary planning consents being obtained.

Garage

11'9 x 15'6 (3.58m x 4.72m)

Workshop

9'7 x 14'4 (2.92m x 4.37m)
Workshop - 2.92m x 4.37m max (9'7 x 14'4 max) -

Store Room

14'1 x 12'4 (4.29m x 3.76m)
Store Room - 4.29m x 3.76m max (14'1 x 12'4 max) -

Notes

