

# Dig Street

Hartington, Buxton, SK17 0AQ

John   
German









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Hartington, Buxton, SK17 0AQ

£700,000

**Four double-bedroom detached property enjoys an elevated position, with stunning countryside views, on the edge of the highly desirable village location of Hartington, nestled in the Peak District National Park.**





A rarity to the market, this four double-bedroom detached property enjoys an elevated position, with stunning countryside views, on the edge of the highly desirable village location of Hartington, nestled in the Peak District National Park, enjoying the best of both worlds of privacy and tranquility, whilst remaining within easy walking distance to the local village amenities including a doctors, garage, post office, two pubs, local shops and primary school that is a feeder in to QEGS in Ashbourne.

This beloved village is encircled by stunning landscapes, with an extensive network of footpaths leading ramblers to scenic spots such as Beresford Dale to the south, Wolfscote Dale, and the renowned Dovedale, or northwards to the serene Upper Dove valley, including paths leading to Pilsbury Castle and Crowdecote.

The property is sold with the benefit of oil-fired central heating, recently installed uPVC triple glazing throughout, off-street parking and internally briefly comprises of entrance porch, reception hallway, dining kitchen, utility room, guest cloakroom, sitting room and lounge. To the first floor are four double bedrooms and a family bathroom.

A composite door leads into the entrance porch, which has built in shelving units and a door into the reception hallway. There are doors off to the sitting room, utility room, dining kitchen and a staircase to the first floor.

Moving into the dual aspect dining kitchen, it has preparation surfaces with an inset 1½ composite sink with a adjacent drainer and chrome mixer tap over with upstand and tile splash back surround. Having a range of cupboards and drawers beneath with integrated dishwasher and freestanding Belling range cooker with five ring induction hob, with range master extractor fan canopy. There are complimentary wall-mounted cupboards and separate space for a freestanding fridge freezer with an opening leading to the dining area with windows to front enjoying the stunning sweeping countryside views of the surrounding area.

In the utility room, it has rolled edge preparation surfaces with appliance space and plumbing for a washing machine and tumble dryer, with further free-standing space for other white goods. A composite door leads out to the rear garden and a wooden door opens into the guest cloakroom, which has a wash hand basin with chrome mixer tap over, low level WC and a heated towel rail.

Walking into the dual aspect sitting room, there is a beautiful brick open, working fireplace with tile hearth, forming the focal point of the room. There are double glazed bi-folding doors opening onto the front patio area enjoying the stunning scenic countryside views.

There is also a lounge/multipurpose room, which could also be utilised as a study/playroom or snug.

On the first-floor semi-galleried landing, there are doors off to the bedrooms and family bathroom. All the bedrooms are double sizes, with the second bedroom having an airing cupboard, which houses the pressurised hot water cylinder.

Moving into the modern family bathroom, it has a white suite comprising wash hand basin with chrome mixer tap over with vanity base cupboards beneath, low level WC, double corner shower unit with chrome mains waterfall shower, bath with mixer tap and recessed shelf, and a ladder style heated towel rail and separate radiator and electric extractor fan.

Outside the front of the property is a spacious driveway providing ample off-street parking for multiple vehicles with steps leading up to the front of the house, with adjacent well-established planting borders. There is a delightful patio seating area taking advantage of the elevated position enjoying stunning countryside views of the surrounding area and sunsets. Please note, there is also wiring for an electric car charging point to be installed. To the rear of the property is a terraced, landscaped garden comprising mainly laid lawn and substantial timber decking area, all enjoying the fine views, perfect for hosting, entertaining and al-fresco dining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard **Parking:** Off street **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Oil (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E

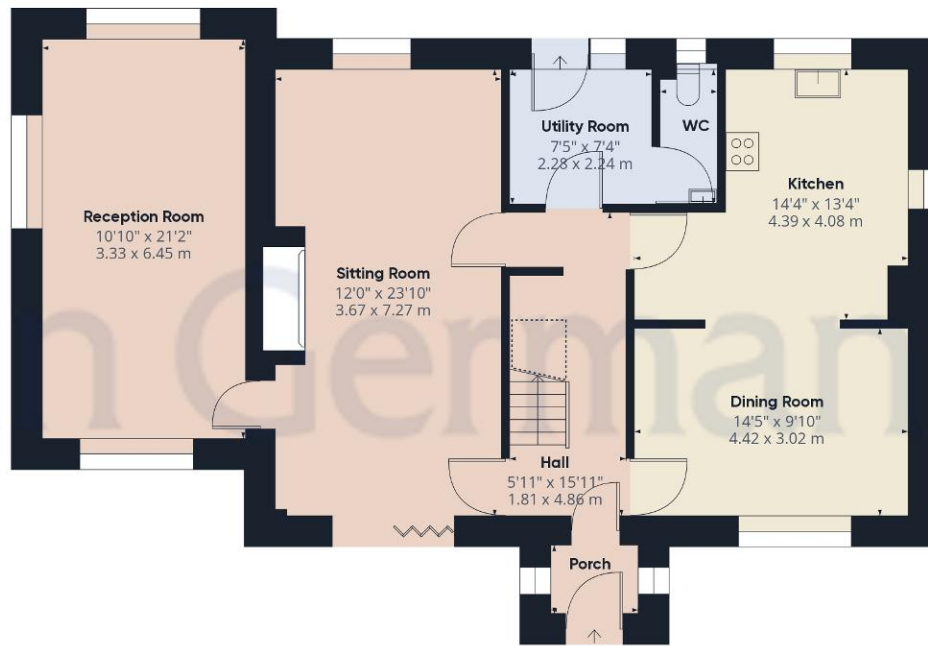
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA08042024

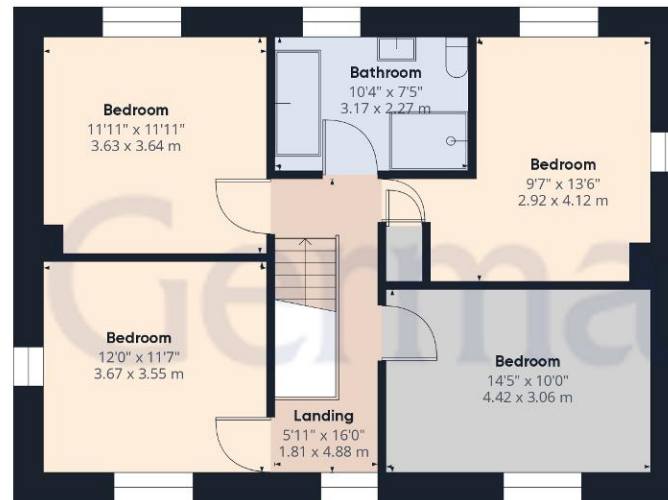








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1764.15 ft<sup>2</sup>

163.89 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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