



Fern Cottage, How Lane, Castleton, Hope Valley, S33 8WJ



A village bed & breakfast house with four double/family letting rooms, guest living room, large dining kitchen and a ground floor owners apartment in level enclosed gardens with good off road parking. Producing around £35,000 per annum with potential of £85,000. Potential for modernisation which would increase the turnover substantially or refurbishment and conversion to a large holiday letting cottage. Centrally positioned adjoining the post office and in the vicinity of country inns, village shops and public transport. Castleton is a busy tourist location in the Peak District National Park. The property was formerly a general store and period cottage with good character and lovely views.

Offers around **£335,000**



Castleton is a picturesque village, notable for the nearby showcase caverns such as Blue John and Treakliff as well as Peveril Castle. There are good local shopping facilities and amenities including both local primary and secondary schools, public transport all surrounded by the spectacular countryside of the Peak District National Park. Within easy commuting distance of Sheffield and Manchester.

THE ACCOMMODATION COMPRISES

Sitting Room

15'8" x 11'0" (4.77m x 3.35m)

Oak entrance door and front facing double glazed window with window seat and radiator beneath. There is a natural stone fireplace with raised stone hearth and living flame super heatwave coal effect gas fire. Ceiling beams and wall light points.

Dining Kitchen

22'8" x 12'0" (6.9m x 3.66m)

Base and wall cabinets with oak effect doors and roll edged work surfaces which have limestone splashback and an inset stainless steel sink unit with mixer tap. Rangemaster mains gas fired cooker, plumbing for an automatic washing machine and automatic dishwasher. There are rear facing double glazed windows, spacious dining area and two radiators. The measurements include the staircase which leads to the first floor, beneath which is the cellar top leading to the cellarage.

Cellar

11'10" x 10'3" (3.61m x 3.12m)

Stone thralls and pine shelving. Power and light.

Rear Entrance Porch

Stable door leads from the dining kitchen to the rear entrance porch which has double glazed windows at each side into the rear and door leading to the gardens.

NOTE

The inner lobby, ground floor shower room/w.c., second living room and study, would combine to provide a separate annexe for letting out or for owner's accommodation.

Inner Lobby

Leading to the

Ground Floor Shower Room/W.C.

White suite. Wet room style shower area with Mira electric shower wash basin and w.c. Rear facing double glazed translucent window and convecter heater.

Second Living Room

17'9" x 11'9" (5.4m x 3.59m)

With full height former shop window to the front with part glazed door adjacent. Terrazzo tiled floor and wood burning stove. The terrazzo floor leads to

Study

16'0" x 9'4" (4.88m x 2.84m)

Front facing double glazed window and radiator.

Staircase leads from the dining area to the

First Floor Landing

Radiator. Rear facing double glazed window.

Bathroom/W.C.

Champagne and chrome suite including panelled bath with electric and rail for a curtain. Pedestal wash hand basin and w.c. The walls are ceramic tiled in shades which complement the suite. There is a rear facing double glazed translucent window and radiator

Bedroom One

12'0" x 11'6" (3.66m x 3.5m)

Front facing double glazed window and radiator.





Bedroom Two

12'5" x 9'4" (3.79m x 2.85m)

Front facing double glazed window with a radiator beneath. Velux roof light.

Bedroom Three

10'10" x 10'3" (3.29m x 3.12m)

Front facing double glazed window and radiator. Access to a roof void.

En-suite Shower Room/W.C.

White and chrome suite including shower enclosure, pedestal wash basin and w.c. (macerator). Velux roof light. Extractor fan.

Bedroom Four

21'7" x 8'8" (6.59m x 2.65m)

The room enjoys a dual aspect with double glazed windows to the side and to the rear. Radiator. Linen cupboard.

En-suite Bath and Shower Room/W.C.

White and chrome suite including panelled bath, pedestal wash hand basin and w.c. The walls are ceramic tiled. Extractor fan.

Exterior and Gardens

Tarmac driveway adjacent to the property provides off road parking and partially screened bin store. The rear gardens have a flagged patio, shaped lawns and raised gravelled beds, rose borders and herbaceous beds with bulbs planted. Exterior light. Water tap.

Valuer

Mark Bramall/ae

Viewing

Strictly by appointment through our Hathersage office.

New room



Energy Performance Certificate

Fern Cottage, How Lane, Castleton, HOPE VALLEY, S33 8WJ
 Dwelling type: Detached house Reference number: 2728-6025-7202-2004-0994
 Date of assessment: 22 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 February 2014 Total floor area: 180 m²

Use this document to:

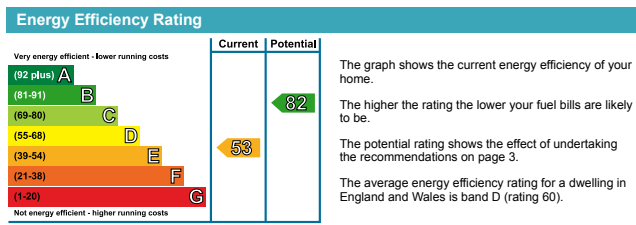
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,799
Over 3 years you could save	£ 2,889

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 243 over 3 years	<p>You could save £ 2,889 over 3 years</p>
Heating	£ 5,118 over 3 years	£ 2,352 over 3 years	
Hot Water	£ 354 over 3 years	£ 315 over 3 years	
Totals	£ 5,799	£ 2,910	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 369	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,209	✓
3 Floor insulation	£800 - £1,200	£ 321	✓

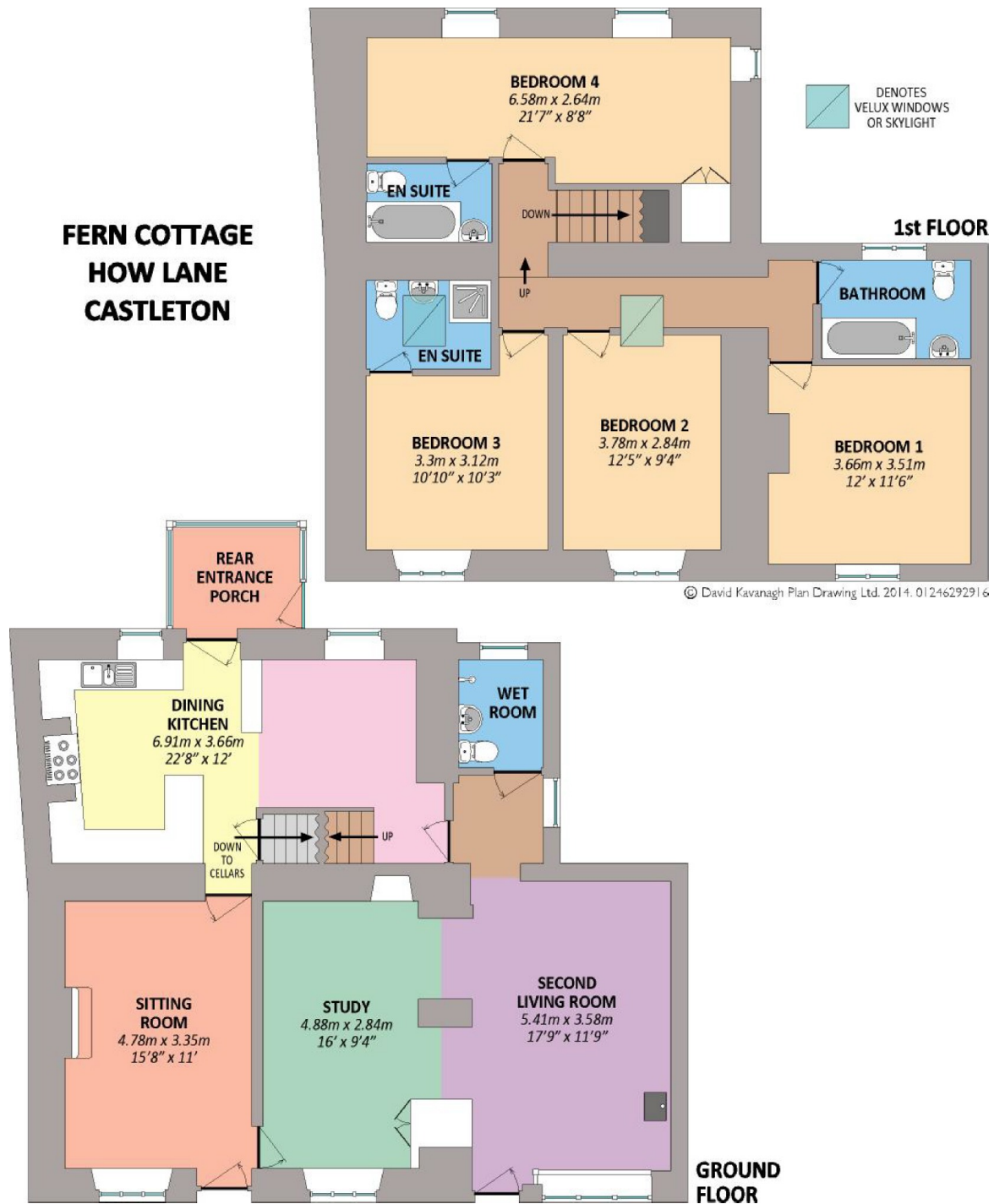
See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Property, properly.

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CASTLETON**



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