

Saxton Mee



Waterside Cottage, 43 Glossop Road, Little Hayfield, High Peak, SK22 2NG



A very well presented two bedroom detached stone cottage in the popular residential village location of Little Hayfield, commanding wonderful views of the surrounding countryside. The property is suitable for a professional couple within commuting distance of Manchester and Sheffield or a holiday let, being close to the gateway of the surrounding countryside and walks. Accommodation presented to a very high standard throughout and retaining many character features. The property has two bedrooms, two reception rooms, with gas central heating, double glazing and quality kitchen and bathroom fittings. There are delightful views to the rear to the surrounding hills and countryside. No Chain.

Offers around **£199,950**



THE ACCOMMODATION COMPRISES

Entrance Porch

With entrance door and two double glazed windows to side.

Lounge

15'2" x 14'10" (4.62m x 4.52m)

Split level room featuring a stone fireplace with inset wooden beam mantel and a multi fuel stove set on a tiled hearth. Double radiator, two wall light points, stairs to first floor and exposed feature stonework to some of the walls. Built in hand crafted wooden cupboards and shelving, trapdoor access to Lower Ground Level, double glazed window to side and double glazed window to rear with delightful views. Wooden floor and understairs storage cupboard.



Dining Room

14'1" x 11'2" (4.29m x 3.40m)

Featuring a stone fireplace with inset beam mantel, stone hearth and multi fuel "pot belly" stove. Ceiling beams, built in hand crafted dresser unit to one recess, stone flagged floor and double radiator. Double glazed window to rear with delightful views and uPVC sealed unit double glazed window to front.

Kitchen

13'3" x 11'2" overall (4.04m x 3.40m overall)

'L' shaped room. Fitted with a range of quality Shaker style pippy oak fronted base and eye level units with glass fronted display cupboard and granite work surfaces incorporating a Belfast sink with mixer tap and tiled splashbacks. Stoves four ring gas hob, Stoves oven, Miele washer/dryer and integrated refrigerator. Stone flagged floor with electric under floor heating, original style radiator, two double glazed windows to rear with views to surrounding countryside and double glazed window to front.



First Floor Landing

Exposed feature stonework to one wall, wooden flooring and single radiator. Double glazed window to rear with views and cupboard housing Vailant boiler.

Bedroom One

12'5" x 12'0" overall (3.78m x 3.66m overall)

Built in wardrobes, wooden floor and double radiator. Loft access and double glazed window to front.

Bedroom Two

9'8" x 9'0" (2.95m x 2.74m)

Suitable as a study with built in wardrobe, built in hand made cabin bed with desk unit, bespoke built in cupboard and book shelves beneath. Wooden floor and double radiator. Loft access and double glazed window to front.



Bathroom

With Travertine tiled walls and floor and fitted with a quality white suite comprising panelled bath with shower over panelled bath, with fold-away screen and Hansgrohe taps, wall mounted Duravit wash basin and low level WC. Heated towel rail with electric summer unit, electric under floor heating, Xpelair and double glazed window to side.

Lower Ground Floor

Basement Room

12'6" x 7'3" (3.81m x 2.21m)

Currently used as a study/storeroom and with single radiator and double glazed window to side with tiled sill.

Exterior and Gardens

. Front paved courtyard and at the rear the cottage adjoins and has access on to the beautiful village park.

Valuer

Mark Bramall/ae

Viewing

Strictly by appointment through our Hathersage office.



Energy Performance Certificate



43, Glossop Road, Little Hayfield, HIGH PEAK, SK22 2NG

Dwelling type: Detached house Reference number: 2828-7061-7201-0012-9924
Date of assessment: 22 September 2012 Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 September 2012 Total floor area: 82 m²

Use this document to:

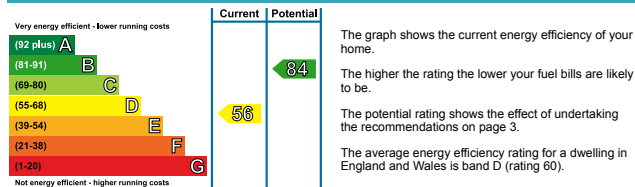
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,778
Over 3 years you could save	£ 1,122

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 138 over 3 years	You could save £ 1,122 over 3 years
Heating	£ 2,274 over 3 years	£ 1,332 over 3 years	
Hot Water	£ 258 over 3 years	£ 186 over 3 years	
Totals	£ 2,778	£ 1,656	

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.

Energy Efficiency Rating

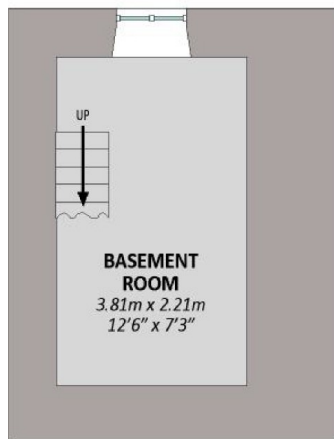
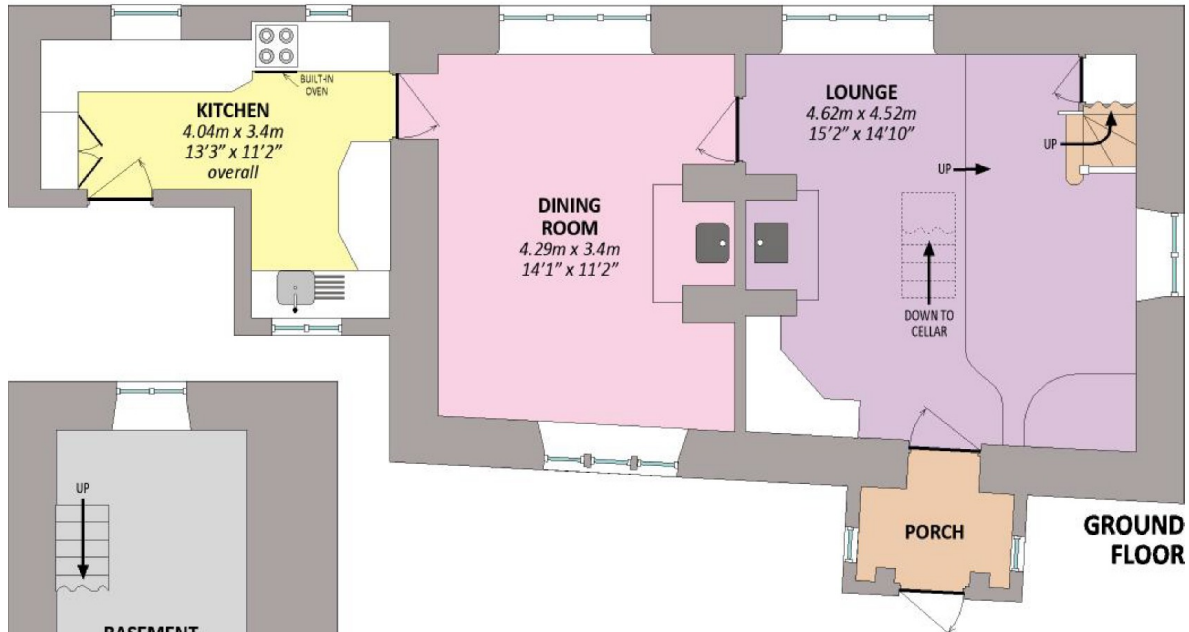


Top actions you can take to save money and make your home more efficient

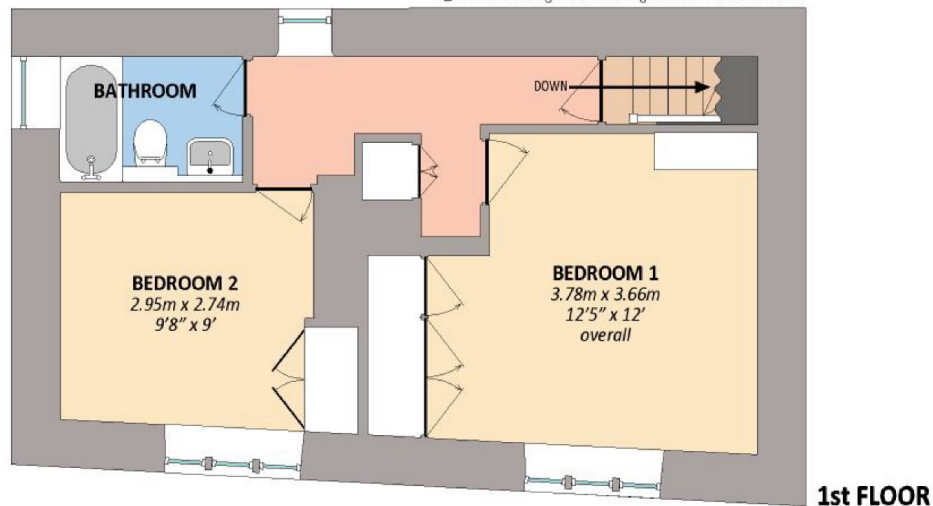
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 822	
2 Floor insulation	£800 - £1,200	£ 135	
3 Low energy lighting for all fixed outlets	£55	£ 93	

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.

WATERSIDE COTTAGE, 43 GLOSSOP ROAD, LITTLE HAYFIELD

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Banner Cross
Dronfield
Hathersage
Bakewell
Matlock
www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN
1 Civic Centre, Dronfield S18 1PD
3 Bank View, Main Road, Hathersage S32 1BB
Matlock Street, Bakewell DE45 1EE
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241
T: 01246 290992
T: 01433 650009
T: 01629 815307
T: 01629 828250

E: bannercross@saxtonmee.co.uk
E: dronfield@saxtonmee.co.uk
E: hathersage@saxtonmee.co.uk
E: bakewell@saxtonmee.co.uk
E: matlock@saxtonmee.co.uk