



Reading Room Cottage
Stanton in Peak



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DE4 2LU



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An imposing and attractive stone built detached property, finished to a very high standard, with ample off road parking and flexible gardens, the property benefits from far reaching views and a peaceful village setting.

To Let: £1,950 pcm



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property lies within the much desired Peak District village of Stanton in Peak, the village benefits from unrivalled far reaching views, an award winning country inn and Ofsted outstanding primary school, also being in the sought after Lady Manners school catchment area. Nestled into the hills between Bakewell and Matlock the village offers a peaceful, rural setting whilst being nearby to Towns and commercial centres providing flexibility and is commutable, to Derby, Chesterfield and Sheffield, using local rail links London can be reached in just over two hours.



Accommodation

The property is set across two floors, comprising briefly of to the ground floor, entrance hall, snug, sitting room, kitchen and the first floor hosts, two double bedrooms and family bathroom. Separate to the main house is a stone outbuilding which hosts a flexible room which could be used for a variety of purposes such as a home office or occasional bedroom.

Ground Floor:

The property is entered into an entrance hall, which provides access to the snug, hosting a multifuel stove with stone surround. The sitting room provides a spacious room, again with multifuel stove and stone hearth and surround, the attractive kitchen has quarry tiled floor, timber floor and wall units with quartz worktops and integrated

First Floor:

Two double bedrooms and four piece family bathroom finished to a high standard.

Outbuilding: A useful, versatile room offers scope for further bedroom, or office.





206.2m

Flying Childers

Inn
(PH)
**Allotment
Gardens**

War
Meml

214.2m

Holy Trinity
Church

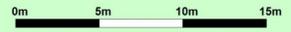
PARK LANE

MIDDLE STREET

Ivy House

Woodlands

Goulds Cott



Externally

A gravelled drive provides parking for numerous vehicles, the rear garden, mostly laid to lawn is bound by dry stone walling. A further section of the garden behind the house provides a private area, ideal for entertaining. A patio garden to front and side.





General Information

Directions:

Travelling through the village, pass "The Flying Childers" on the right hand side, continue on for approximately another 30m, before taking a right hand turn, before the church, the property will lie on the right hand side shortly thereafter.

Services:

The property benefits from mains electricity, water, and drainage, with gas fired central heating.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: Bakewell@bagshaws.com.

Rights of Way, Wayleaves and Easements:

The property is let subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. We do not understand there to be any that effect this property.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

Council Tax Band – D EPC Rating – C

Pets: Pets will be considered

The property is to let unfurnished

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract to let. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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