



# Stonewell House Stonewell Lane, Plot Z

Hartington, SK17 0BF

£1,750,000



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Tenure Freehold Council Tax Band New Build



This newly built five double bedroom detached home offers over 3780 sq ft of gross internal living space and occupies a private position on the edge of the development. The layout is designed for practical family living with well proportioned rooms, good natural light and a clear flow between the main spaces. The ground floor benefits from a wet underfloor heating system, adding to day to day comfort and efficiency. Several rooms take in open countryside views, and the property remains within easy walking distance of the village.

The house includes three ensuite bedrooms, a large living dining kitchen with integrated appliances, and a triple aspect sitting room opening onto the rear garden. The plot extends to approximately 3.75 acres, subject to confirmation, which includes a spacious garden, wooded area and paddock. This is a rare opportunity to acquire a high quality home in a well regarded Peak District village with good access to local amenities and a wide range of outdoor pursuits.

## LOCATION

The village of Hartington is situated within the beautiful Peak District National Park which is one of the most visited national parks in the world. Hartington has been an important village since the Middle Ages and was granted a market charter in 1203 by William DeFerres and became a major centre for a large rural population from the many isolated farms in the surrounding areas which it still is today. The village is centred around the spacious square with the much photographed duck pond and numerous charming old limestone properties including The Charles Cotton Hotel, St Giles Church, The Market Hall and Hartington Hall. There is also an impressive selection of gift shops, cafes and pubs, as well as a speciality cheese shop and small pottery. Hartington itself is surrounded by some of the most beautiful scenery and countryside in England with a huge network of footpaths and walking trails in all directions and provides access to a wide choice of outdoor activities such as riding, cycling, fishing and climbing. Nearby attractions include Chatsworth, Haddon Hall, Arbor Low stone circle and the spa town of Buxton which offers a wider range of facilities and train services to Sheffield and Manchester. There are good road links to neighbouring towns and cities to include Buxton, Ashbourne, Sheffield, Manchester, Chesterfield and Derby. Approximate distances: Bakewell 10 miles; Ashbourne 11 miles; Buxton 11 miles; Chesterfield 20 miles with mainline services to London St Pancras from around 1 hr 50 mins; Manchester Airport 30 miles.

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road, across The Market Place and down High Street. Proceed straight through the

traffic lights into London Road and head out of Buxton on the A515 Ashbourne Road. Continue along the A515 for several miles and take the right hand turning signposted Hartington. Proceed along the road for a number of miles and upon entering the village, with the duck pond on the right bear right onto Stonewell Lane where Peakland Grange can be found after a short distance on the right.

## BUILD AND CONSTRUCTION

Stonewell Hall is constructed as a millstone gritstone property offering the homeowner the latest in environmental and recyclable design. In addition, the property has the benefit of an Air Source Heat Pump, sealed unit double glazing, under floor heating to the ground floor and a log burner in the lounge.

## Reception Hallway

The spacious reception hallway includes porcelain tile flooring, an oak staircase and balustrade with glass panels leading to the first floor. Doors lead to the sitting room, dining room, plant room, guest cloakroom, living dining kitchen and a storage cupboard.

## Sitting Room

The sitting room is triple aspect with windows to the front and side, taking in open countryside views, and French doors to the rear garden patio. Solid wood flooring will be installed. A log burner can be added as an optional extra. A timber door links through to the dining room, which will also have solid wood flooring and has access back to both the hallway and the living dining kitchen.

## Living/Dining/Kitchen

The living dining kitchen is dual aspect, with a window to the front and French doors opening onto the rear patio. There is also access to the utility room and a separate dining room. The kitchen is fitted with quartz work surfaces, an inset 1½ sink with drainer and a Quooker boiling water tap with matching upstand. A range of cupboards and drawers incorporate integrated appliances including a full-height fridge and separate freezer, Neff dishwasher, Neff electric fan oven and grill, and a Neff microwave with warming drawer below. A central island provides additional storage and features a Neff induction hob with integrated extractor.

## FIRST FLOOR

### Galleried Landing

The galleried landing gives access to the bedrooms, family bathroom and a store cupboard. All bedrooms are carpeted. The bathrooms will be tiled.

### Bedroom One

The principal bedroom is a large double with a door through to a dressing room which leads into the ensuite. The ensuite will include tiled flooring, a large free standing bath with mixer tap, low level WC, his and hers sink with black fluted vanity drawer, modern walk-in shower with mains black rainfall shower head and a black ladder style heated towel rail.

### Bedroom Two

Another spacious double with a walk in wardrobe and its own ensuite. The ensuite includes tiled flooring, a wash hand basin with mixer tap and vanity drawers, low level wall hung WC, double shower with rainfall head and a ladder style heated towel rail.

### Bedroom Three

A double room with an en-suite fitted with tiled flooring, low level wall hung WC, shower unit with rainfall head and a ladder style heated towel rail.

### Bedroom Four

A double room.

### Bedroom Five

A double room.

### Family Bathroom

With tiled flooring, a bath with mixer tap, low level WC and a shower with mains rainfall shower head, along with a ladder style heated towel rail.

### OUTSIDE

Externally, the property includes a three bay open fronted garage attached to the house. The rear garden is large and well presented, with a patio seating area, lawn and a wooded section that enhances

privacy while retaining attractive views. Beyond this lies a substantial paddock that wraps around the wooded area, creating a wonderful sense of space and offering scope for a variety of outdoor and lifestyle uses. The property is set within a plot of approximately 3.75 acres, subject to confirmation, and is within easy walking distance of the village centre.

### MANAGEMENT FEE

Peakland Grange Estate Management Fee (per annum) estimated at £275.00.

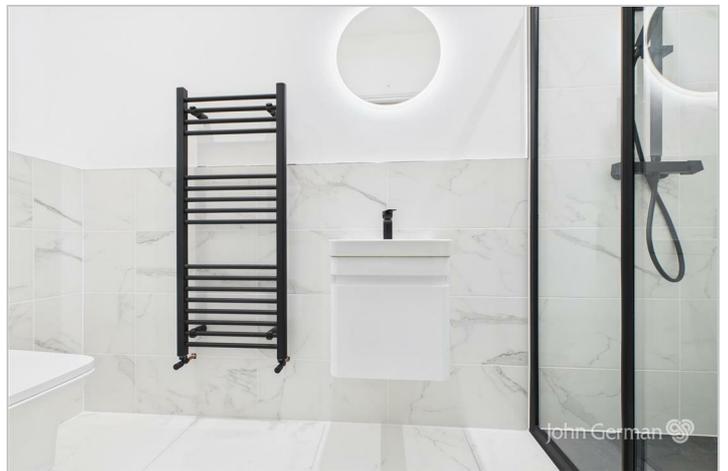
### PLANNING

Please note that there are planning conditions affecting this property that relate to the overall planning consent granted by the Peak District National Park for the Peakland Grange development. Further information is available on request.

### N.B.

Mellors Estate Agents, their solicitors and joint agents give notice that:

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## Road Map



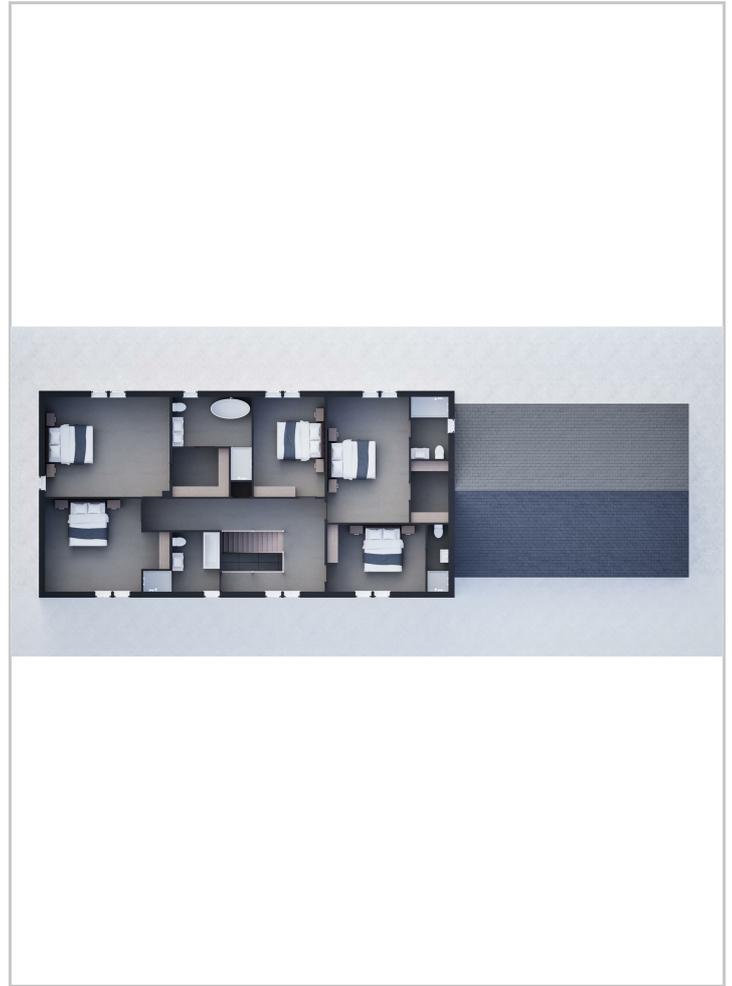
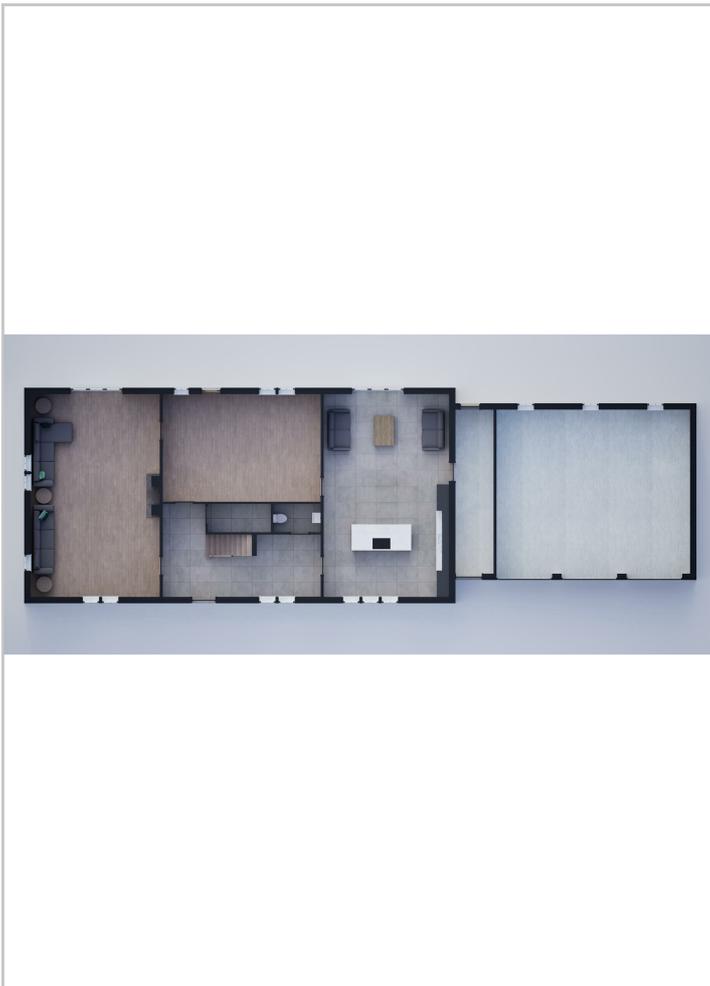
## Hybrid Map



## Terrain Map



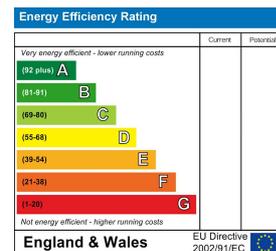
## Floor Plans



## Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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