



The Cottage, Rowland, Derbyshire, DE45 1NR

Saxton Mee

Rowland

Offers In The Region Of

£725,000

A Stunning Peaceful Setting With Fabulous Far Reaching Views.

Being sold for the first time since 1919, this attractive stone built character cottage offers a range of outbuildings and scope to enlarge or renovate to individual specifications all nestled within the highly sought after rural village of Rowland. This property is being sold with no onward chain!

Occupying a plot of approx 0.35* acres in a peaceful, picturesque setting with fabulous far reaching views across the surrounding Peak District countryside. Rowland has direct access to a wealth of outdoor pursuits and local walks. Within highly regarded school catchment and easy reach of shops and amenities, whilst also being within commutable distance of major commercial centres.

Retaining many character features, the spacious property is in need of full renovation throughout offering an array of possibilities both internally and externally! comprising: a front entrance porch, a sitting room with exposed stonework and beams, a stone mullioned window and a multi-fuel stove. A fitted kitchen, ground floor bathroom and a rear entrance porch. The property was extended in the 1990's to add a prospective 'kitchen' with a gritstone fireplace housing a multi-fuel stove as well as an adjoining single garage.

First floor: in the newer part of the property, a partially completed master bedroom with a walk in dressing room or study (restricted head height) and a partially fitted bathroom. The original part of the building offers a generous double bedroom with open fireplace, as well as a further room which could be utilised as a bedroom if reconfigured.

Exterior: a driveway provides off road parking and leads to the garage.

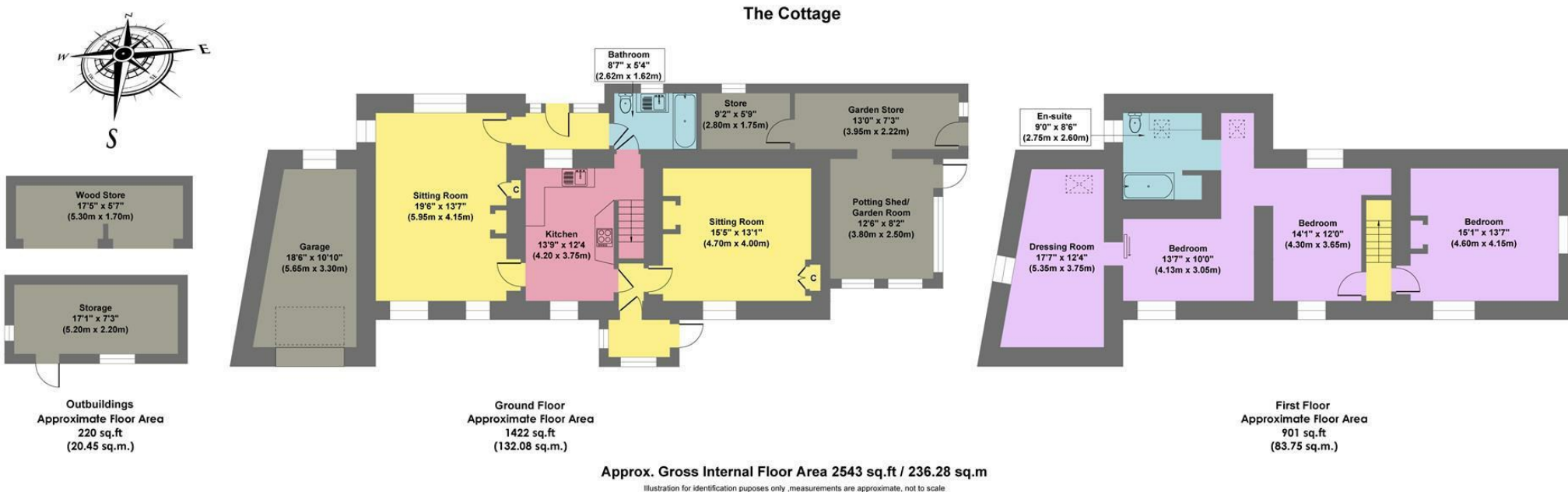
A large south facing walled garden with specimen shrubs and trees. A range of adjoining stone outbuildings offering scope for conversion to additional living accommodation or office space, subject to the relevant planning consents.

*this is an estimated figure



- Stunning Setting With Open Views
- Large Plot With Stone Outbuildings Garage & Off Road Parking For Two Vehicles
- Full Renovation Project
- Within Highly Regarded School Catchment
- Direct Access To Many Local Walks & Outdoor Pursuits
- Character Features
- Easy Commutable Distance Of Major Commercial Centres
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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