



Buttercup Cottage, 2 Goosehill, Castleton, S33 8WD





## 2 Goosehill

Offers In The Region Of

# £475,000

A Gem Of A Cottage In A Highly Sought After Village.

A gorgeous two double bedroom traditional stone built Derbyshire cottage, brimming with character features. Occupying a peaceful setting with idyllic views, the pretty property is currently run as a highly successful holiday let with contents by separate negotiation.

Ideally located in historic Castleton in the heart of the Peak District National Park. Set beneath the impressive back drop of historic Peveril Castle and Mam Tor, close to the entrance to Peak Cavern. With direct access to endless local walks through the stunning surrounding countryside as well as caves and a range of outdoor pursuits.

The bustling village boasts local shops, cafes and country inns and is also ideally situated for commuting to Manchester and Sheffield.

The fully renovated property skilfully blends period features alongside high quality fitting and comprises: a dining room with stone flagged floor, sash window with shutters, exposed beams, stonework and a fireplace housing a stove. A fitted breakfast kitchen with a range of units and built in appliances, double doors lead to the rear garden. A spacious sitting room with a sash window, built in storage, exposed beams and a feature fireplace housing a stove.

First floor: landing, a dual aspect double bedroom, a bathroom and a further bedroom with built in storage cupboard.

Exterior: to the rear of the property is an enclosed garden with seating terrace to enjoy the view, planted beds and borders.

No Upward Chain.

- Currently Run As A Successful Holiday Cottage
- Peaceful Setting On The Edge Of The Village
- Direct Access To Many Local Walks
- A Popular Peak District Village With Historic Castle
- Charming Rear Garden
- Brimming With Character Features
- Excellent Village Amenities & Commutable Distance Of Sheffield & Manchester
- No Upward Chain
- EPC: D
- Viewings: Hathersage Office

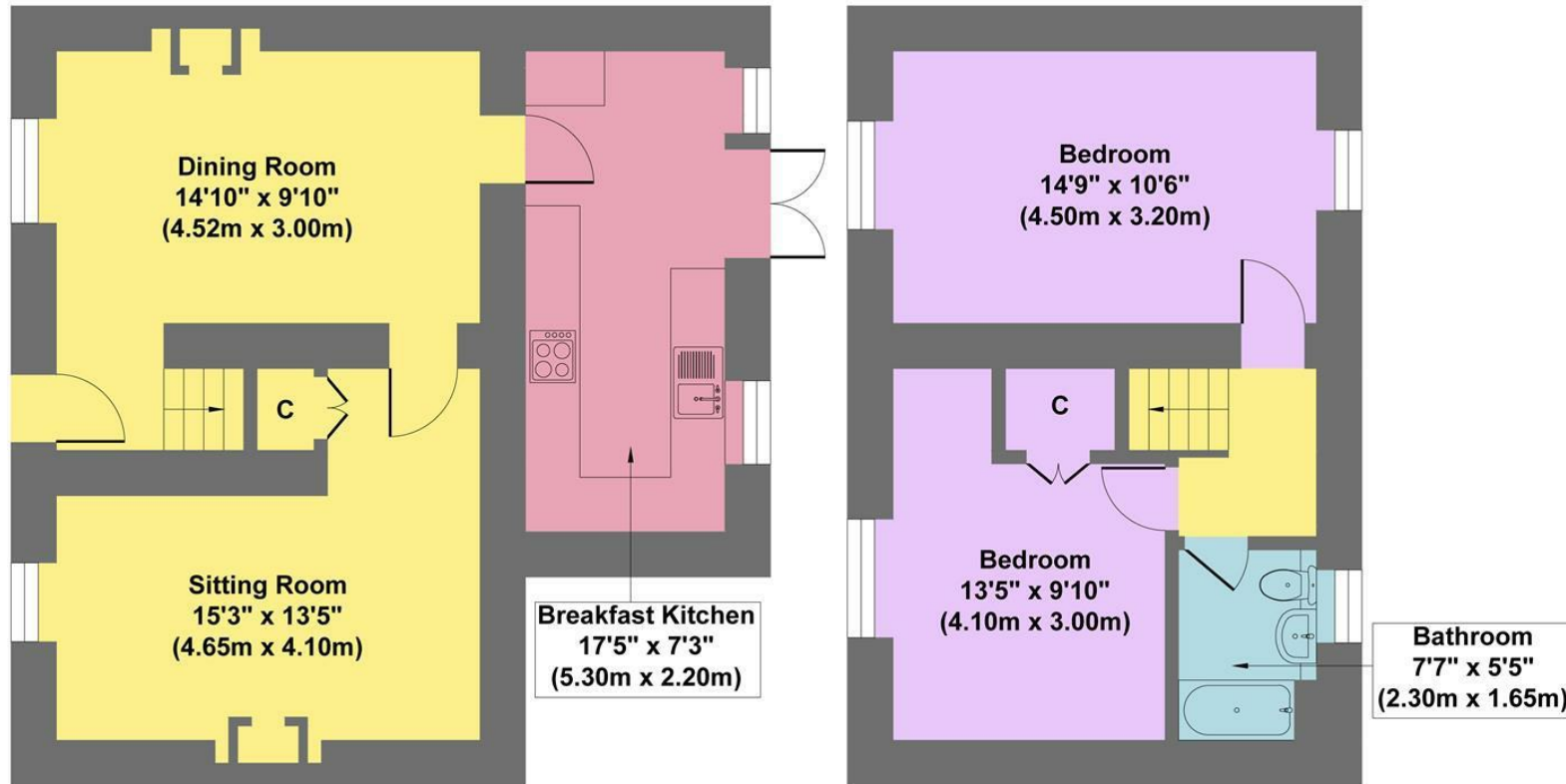








# Buttercup Cottage



**Ground Floor**  
**Approximate Floor Area**  
**536 sq.ft**  
**(49.80 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**382 sq.ft**  
**(35.49 sq.m.)**

**Approx. Gross Internal Floor Area 918 sq.ft / 85.29 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

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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