



Pembroke House, How Lane, Castleton, Derbyshire, S33 8WJ



# How Lane

Guide Price

## £475,000

A Spacious Family Home In A Desirable Derbyshire Village.

£475,000 - £500,000 Guide Price

The property is ideally located in the centre of the historic village of Castleton with the dramatic backdrop of Peveril Castle and Mam Tor.

The property offers easy commutability to major cities like Sheffield and Manchester, making it suitable for professionals who work in urban areas but prefer the tranquility and charm of village living. Castleton boasts a range of amenities, including independent shops, cafes, and traditional country inns, offering residents convenient access to daily essentials and leisure activities. Additionally, the village's proximity to outdoor pursuits, caves, and caverns highlights its appeal to nature enthusiasts and those seeking an active lifestyle.

The attractive double fronted stone built house offers spacious and flexible living accommodation, including four bedrooms, which is ideal for a family. The open-plan living/dining room opening into the conservatory provides a bright and welcoming space for relaxation and entertainment. With scope to reconfigure or enlarge (subject to gaining the relevant planning consents).

The enclosed rear garden with a seating terrace and planted beds provides an outdoor retreat for relaxation and recreation. The attached store room and additional stone stores offer practical storage solutions for outdoor equipment.

No Upward Chain.

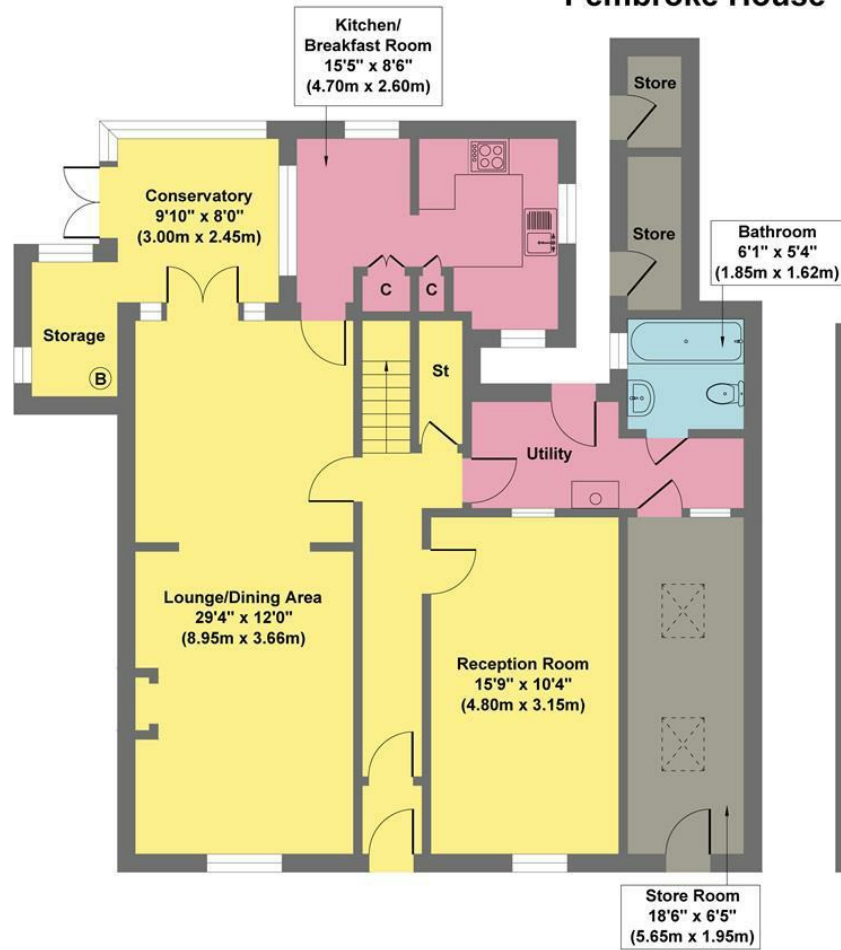


- Flexible Family Home With Scope To Enlarge
- Many Outdoor Pursuits On The Doorstep
- Centrally Positioned
- Commutable Distance Of Major Commercial Centres
- Excellent Local Amenities
- Impressive Views
- Enclosed Rear Garden
- No Upward Chain
- EPC: E
- Viewings: Hathersage Office

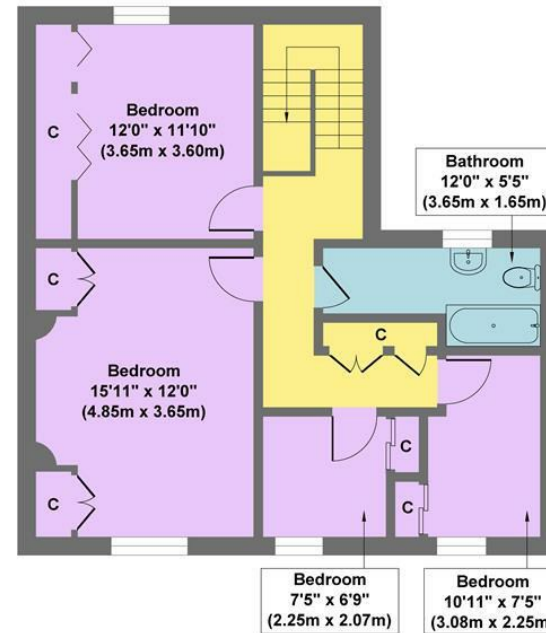




## Pembroke House



**Ground Floor**  
Approximate Floor Area  
1271 sq.ft  
(118.04 sq.m.)



**First Floor**  
Approximate Floor Area  
664 sq.ft  
(61.65 sq.m.)

**Approx. Gross Internal Floor Area 1935 sq.ft / 179.69 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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