



Douglas House The Stones, Castleton, Hope Valley, S33 8WX



# Douglas House The Stones

## Castleton

Offers In The Region Of

**£425,000**

A Delightful Character Cottage In A Highly Sought After Derbyshire Village.

Castleton Village epitomizes quintessential Peak District charm, offering narrow winding streets, picturesque stone cottages, and traditional country inns. Nestled beneath the dramatic backdrop of Peveril Castle and Mam Tor, the village centre is offers many independent shops and cafes. With a wealth of local walks through Cave Dale and the surrounding Derbyshire countryside, outdoor pursuits and the impressive caves. Ideally located for Manchester, Sheffield and the many pretty adjoining villages.

This charming 300 year old three bedroom stone cottage offers a blend of traditional character and modern comfort. Well presented the flexible living accommodation brimming with original features boasts a welcoming dining/living room with exposed beams and a gritstone fireplace housing a log burning stove. A fitted kitchen with a range of units and appliances has an adjoining store. Additionally, a second reception room with doors leading to the rear garden provides versatility for use as a study or cozy retreat.

Landing with exposed beams, three bedrooms and a bathroom.

Exterior: a pretty gated front courtyard. To the rear of the property is a garden laid to lawn and a timber storage shed.

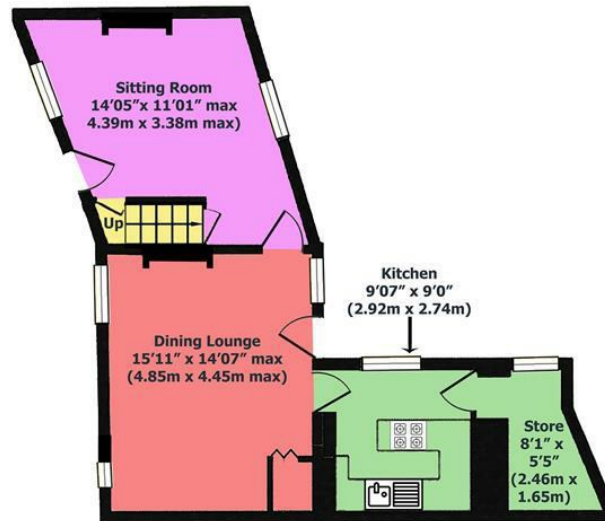
- Historic Peak District Village
- Brimming With Character Features
- Excellent Local Amenities
- Within Highly Regarded School Catchment
- Easy Commutable Distance Of Sheffield & Manchester
- A Wealth Of Outdoor Pursuits On The Doorstep
- Flexible & Spacious Living Accommodation
- Beautifully Presented Throughout
- EPC: D
- Viewings: Hathersage Office





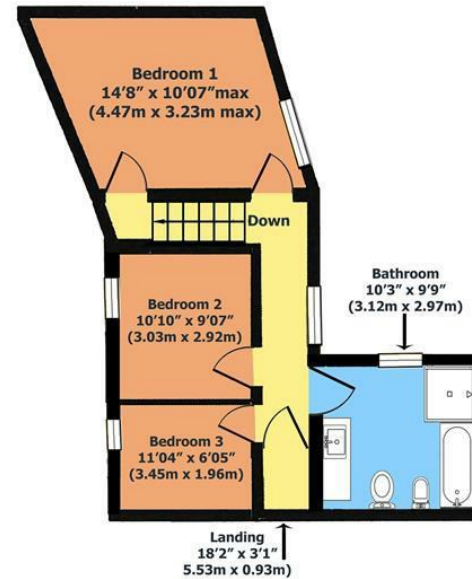
# The Stones, Castleton, Hope Valley, S33 8WX

## Ground Floor



**Ground Floor**  
**Appx Floor Area 521.08 sq.ft**  
**(48.41 sq.m.)**

## First Floor



**First Floor**  
**Appx Floor Area 478.24 sq.ft**  
**(44.24 sq.m.)**

**Approx. Gross Internal Floor Area 999 sq.ft / 92.84 sq.m**

Illustration for identification purposes only, measurements as 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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