



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



4 Meri Cottages Market Place, Hartington, SK17 0AL

Offers Over £250,000

Built circa 1777, No.4 Meri Cottages offers an outstanding two bedroom cottage in the centre of popular Hartington village. The cottage is Grade II Listed and has been fully renovated throughout to a very high standard, and includes modern air source heating. Boasting a spacious open plan kitchen and living space, two bedrooms and shower room. Externally, this quaint cottage has off road parking, a rear yard area, adjacent boiler room and raised lawn area. Early viewing is highly recommended!



Situation

Situated in the heart of the Peak District in the popular picturesque village of Hartington with tourist amenities, inc the well known Cheese Shop, Tea Rooms and and Public Houses, along with local countryside walks and many other pursuits.

Directions

From our Derby Street Office take the A523 towards Ashbourne following this until you reach Bottomhouse crossroads. At Bottomhouse crossroads take the B5053 then B5054 through Hartington and the property will be found in the market square indicated by our for sale board.

Open Plan Living Accommodation Comprises: 22'6" x 14'3" (6.86 x 4.35)

Living Area



With wall mounted feature electric fire, integrated shelving, laminate flooring and exposed beams



Kitchen Area



With newly fitted base and wall units, integrated electric Lamoma oven and four ring hob, integrated fridge and quartz work tops, inset sink unit with mixer tap, breakfast bar, extractor fan, and UPVC double glazed windows to the rear aspect and exit door.

Staircase to the first floor

Leading to first floor landing with radiator. The loft is accessed with loft ladder from the landing and is fully insulated.

Bedroom One 13'1" x 8'7" (4.0 x 2.62)



With UPVC double glazed window to the front aspect and radiator.

Shower Room 6'8" x 5'6" (2.05 x 1.68)



Fully enclosed shower cubicle with mixer shower, wash hand basin in vanity unit, mounted wall cabinet and cushioned floor

Bedroom Two 9'10" x 7'6" (3.02 x 2.31)



UPVC double glazed to the rear aspect, radiator and exposed beams.

Adjacent Boiler Room



Housing air source heat pump fixtures and fittings.

Rear Yard

Laid with flags with stone and tile. Outbuilding having electric, lighting and plumbing for a washing machine.

Outside



Garden to the side of the property laid to lawn

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

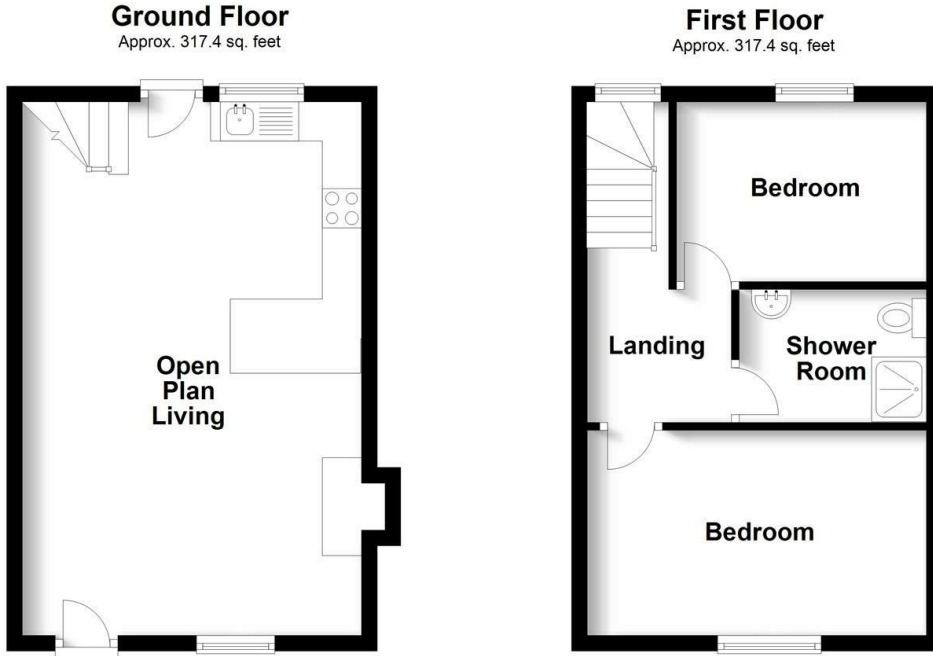
Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Floor Plan



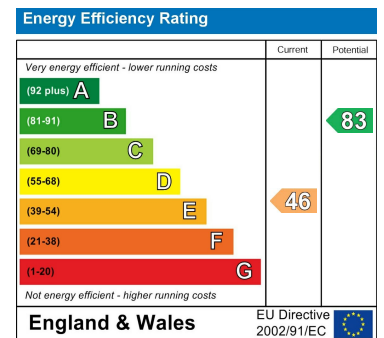
Total area: approx. 634.8 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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