



Wynook, Parsons Lane, Aston, Hope Valley, Derbyshire, S33 6RB

Saxton Mee

# Parsons Lane

## Aston

Offers In The Region Of

# £995,000

Set within a peaceful and highly sought-after hamlet, this impressive four double bedroom family home has been extensively upgraded by the present owners to create spacious, light and airy accommodation perfectly suited to modern family life. Nestled in a generous plot with landscaped gardens, an orchard, the grounds extend to approximately one acre and enjoy superb far-reaching 360 degree views across the breathtaking Peak District countryside. The property lies within easy reach of major commercial centres, the villages of the Hope Valley and excellent local rail links.

A welcoming front entrance hall leads into the heart of the home, a stunning triple-aspect dining kitchen, where a large bay window frames the panoramic views. The bespoke fitted kitchen features curved cabinetry within the centre island, a Belfast sink, a range of integrated appliances and a log-burning stove, with the dining area opening into a practical utility and boot room. The elegant sitting room, with its own bay window and gritstone fireplace housing a log-burning stove, flows into a spacious conservatory that brings the gardens into the living space.

On the first floor, the landing leads to two double bedrooms with built-in wardrobes, a luxury shower room, a stylish family bathroom and two further double bedrooms.

Approached via a sweeping driveway, the property includes a detached stone-built garage with an adjoining second kitchen/laundry room, sauna and store rooms.

The landscaped gardens are a delight, with planted borders, specimen shrubs, a pond, and a variety of fruit trees, along with a covered outdoor barbecue area. Off-road parking is available for several vehicles, complemented by a range of storage sheds and a glazed greenhouse.

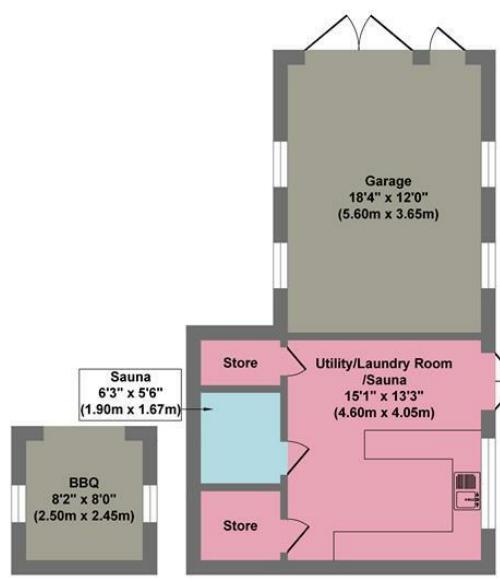
The adjoining paddock of circa 1 acre is available to purchase under separate negotiation.

Offered with no upward chain, this home combines rural tranquillity with exceptional family living in a truly stunning setting.



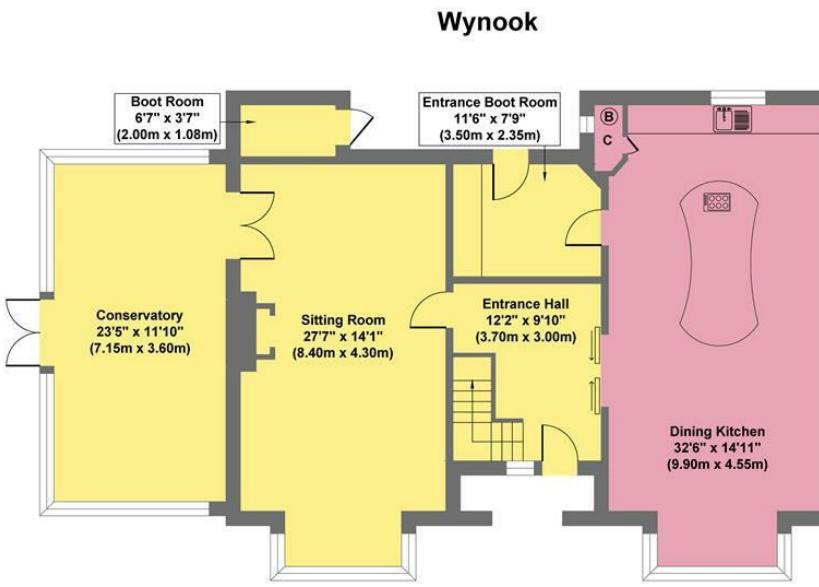
- Magnificent Far Reaching 360 degree Views
- Substantial & Flexible Family Living Accommodation
- With Highly Regarded School Catchment & Commutable Distance Of Major Commercial Centres
- Substantial Gardens and Orchard - Adjoining Paddock available under separate negotiation
- Garage & Off Road Parking For Several Vehicles
- Separate Garden Kitchen With Sauna & Outdoor Barbeque Area
- Beautifully Presented Throughout
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office



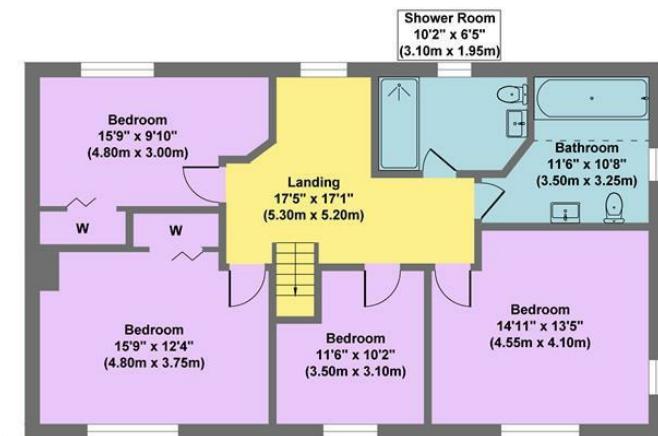


Outbuilding  
Approximate Floor Area  
66 sq.ft  
(6.12 sq.m.)

Outbuilding  
Approximate Floor Area  
541 sq.ft  
(50.29 sq.m.)



Ground Floor  
Approximate Floor Area  
1365 sq.ft  
(126.85 sq.m.)



First Floor  
Approximate Floor Area  
995 sq.ft  
(92.43 sq.m.)

**Approx. Gross Internal Floor Area 2967 sq.ft / 275.69 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.'