



Gatehouse Little Hucklow, Derbyshire, SK17 8RT

Saxton Mee

# Gatehouse

## Little Hucklow

Offers Over

# £580,000

This charming limestone cottage, beautifully positioned in the peaceful hamlet of Little Hucklow, offers three bedrooms and has been thoughtfully updated by the present owners to blend period character with modern comfort. Set within generous gardens that enjoy sweeping views across the village and beyond, a substantial detached stone garage and an additional outbuilding providing versatile office or studio space.

The ground floor is full of character, with an entrance hall leading to a welcoming sitting room featuring a stone fireplace and multi-fuel stove. At the heart of the home is a bespoke kitchen with an Aga and a range of fitted units, complemented by a pantry and traditional detailing. A conservatory opens onto a stone-paved courtyard, creating an ideal link between the house and gardens.

Upstairs, the first floor offers three bedrooms and a bathroom. Throughout, the cottage retains period features including exposed beams, stonework and fireplaces, giving the home warmth and authenticity.

Beyond the main house, the detached stone barn provides barrel-vaulted cellaring at ground level and a superb first-floor studio with log burner, perfect for a home office, guest space or creative retreat. The detached garage is equally impressive, offering power, lighting and loft storage. The gardens are a true highlight. To the front, a walled forecourt and terrace create a welcoming approach, while the rear includes a courtyard, greenhouse, productive vegetable plots and an orchard planted with apple and plum trees. Lawned areas, specimen trees and limestone walls complete this idyllic outdoor setting, offering both privacy and panoramic views.

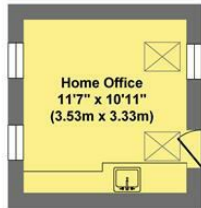
Little Hucklow is a delightful hamlet in the heart of the Peak District National Park, surrounded by dramatic countryside yet within easy reach of major centres. Within the catchment of the highly regarded Lady Manners School.



- Brimming With Character Features
- Stone Built Garage & Off Road Parking
- Home Office/Studio
- Large Rear Garden With Fruit Trees
- Superb Far Reaching Views
- Direct Access To A Wealth Of Outdoor Pursuits
- Easy Commutable Distance Of Major Commercial Centres
- Within Lady Manners School Catchment
- EPC: TBC
- Viewings: Bakewell Office

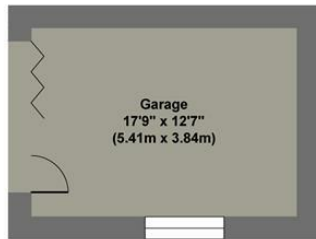


# The Gatehouse



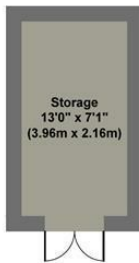
Home Office  
11'7" x 10'11"  
(3.53m x 3.33m)

**Outbuilding**  
Approximate Floor Area  
126 sq.ft  
(11.70 sq.m.)



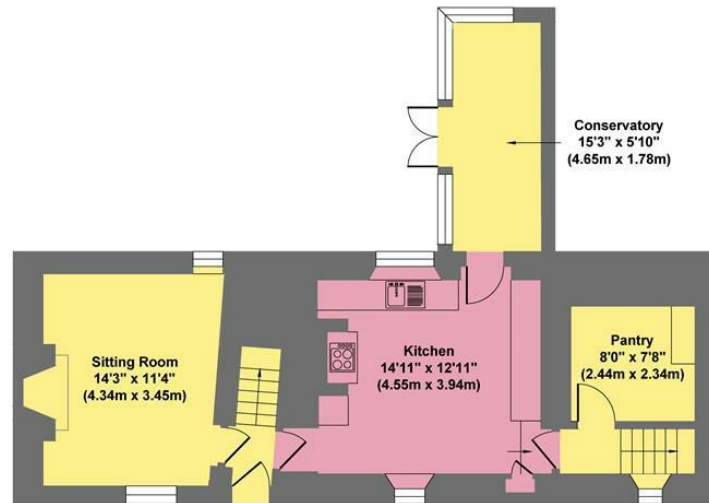
Garage  
17'9" x 12'7"  
(5.41m x 3.84m)

**Garage**  
Approximate Floor Area  
223 sq.ft  
(20.71 sq.m.)



Storage  
13'0" x 7'1"  
(3.96m x 2.16m)

**Outbuilding**  
Approximate Floor Area  
92 sq.ft  
(8.54 sq.m.)



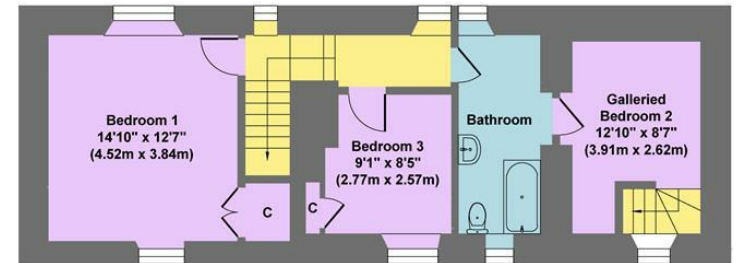
Conservatory  
15'3" x 5'10"  
(4.65m x 1.78m)

Sitting Room  
14'3" x 11'4"  
(4.34m x 3.45m)

Kitchen  
14'11" x 12'11"  
(4.55m x 3.94m)

Pantry  
8'0" x 7'8"  
(2.44m x 2.34m)

**Ground Floor**  
Approximate Floor Area  
663 sq.ft  
(61.59 sq.m.)



Bedroom 1  
14'10" x 12'7"  
(4.52m x 3.84m)

Bedroom 3  
9'1" x 8'5"  
(2.77m x 2.57m)

Bathroom

Galleried  
Bedroom 2  
12'10" x 8'7"  
(3.91m x 2.62m)

**First Floor**  
Approximate Floor Area  
579 sq.ft  
(53.79 sq.m.)

**Approx. Gross Internal Floor Area 1683 sq.ft / 156.33 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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