



Treetops, Ninelands Road, Hathersage, Derbyshire, S32 1BJ

Saxton Mee

Ninelands Road

Offers In The Region Of

£875,000

Fabulous Setting In A Highly Sought After Village With Splendid Views.

This substantial three-bedroom detached property is nestled in large gardens totaling 0.34 acres, offering commanding views of the impressive Hope Valley countryside. It is situated at the head of a private road in the highly sought-after Peak District village of Hathersage. This peaceful setting is close to a range of excellent shops, amenities, restaurants, country inns, a historic swimming pool, and a highly regarded primary school. Additionally, it benefits from local rail links and is within easy commuting distance of Sheffield and Manchester.

The flexible living space includes a front entrance hallway with built-in storage, a dual-aspect dining kitchen with a built-in storage cupboard and a pantry, an adjoining WC, and a side entrance lobby. The dual-aspect sitting/dining room has double doors leading to the garden.

On the first floor, the landing includes a built-in storage cupboard. There are two dual-aspect double bedrooms with built-in storage, a bathroom, and an additional bedroom.

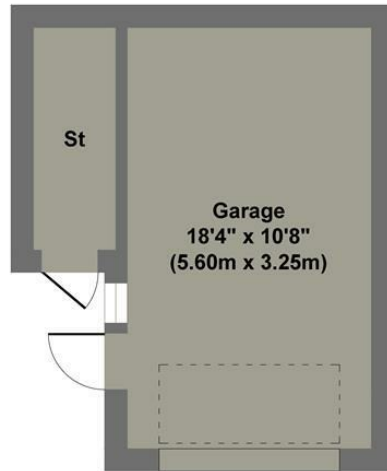
The exterior features a detached garage with adjoining store and off-road parking for several vehicles. The substantial front and rear gardens are well stocked with planted beds, borders, seating terraces and a glazed greenhouse.



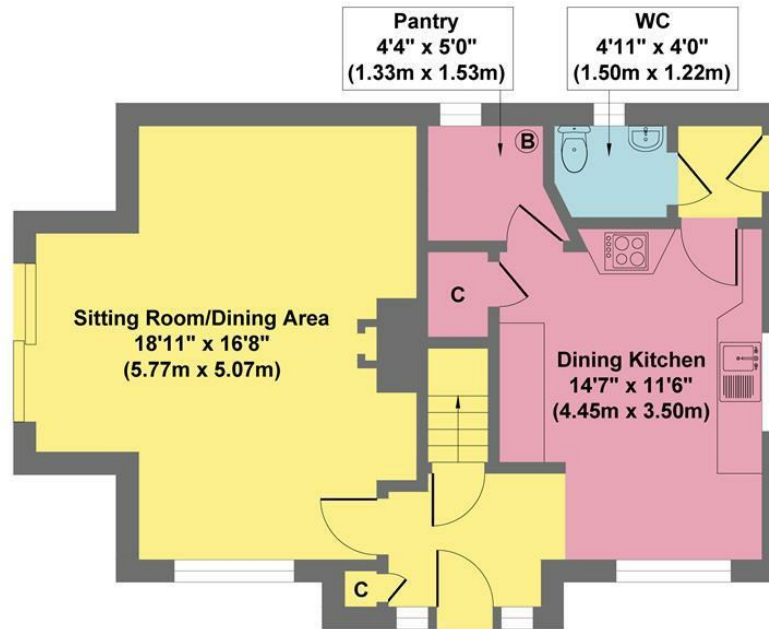
- Superb Far Reaching Views
- A Peaceful Setting On A Private Road
- Excellent Local Amenities
- Garage & Off Road Parking
- Substantial Gardens
- Close To Local Rail Links
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office



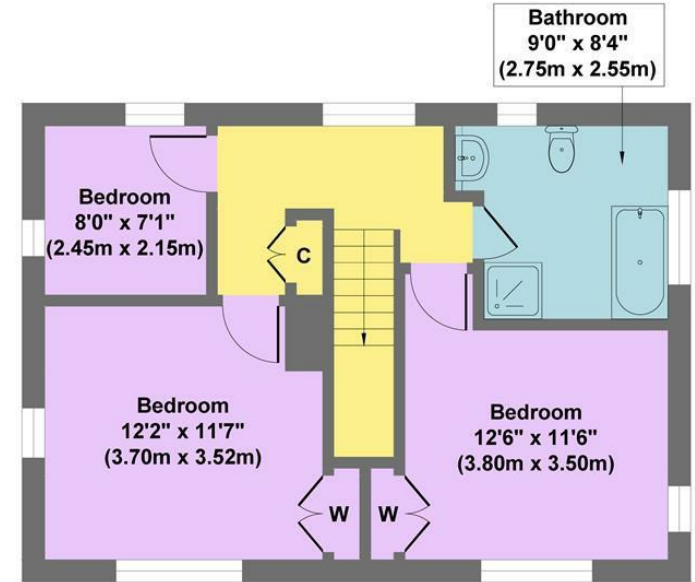
Treetops



Garage
Approximate Floor Area
236 sq.ft
(21.89 sq.m.)



Ground Floor
Approximate Floor Area
576 sq.ft
(53.50 sq.m.)



First Floor
Approximate Floor Area
515 sq.ft
(47.89 sq.m.)

Approx. Gross Internal Floor Area 1327 sq.ft / 123.28 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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