



5 Mill Lane, Hathersage, Derbyshire, S32 1BG

Saxton Mee



# 5 Mill Lane

Offers In The Region Of

## £350,000

A three-bedroom semi-detached property enjoying a generous garden that wraps around three sides, ideally positioned in a popular residential setting at the heart of the highly sought-after village of Hathersage. Perfectly placed to take advantage of the village's excellent range of independent shops, cafés, country inns, restaurants and its historic open-air swimming pool, the property also benefits from nearby rail links, a well-regarded primary school and easy access to both Sheffield and Manchester. The surrounding Peak District countryside and neighbouring villages offer a wealth of scenic walks and outdoor pursuits right on the doorstep.

The accommodation includes an entrance hallway leading to a bright and airy dual-aspect living and dining room, a fitted kitchen and a ground floor WC.

On the first floor, the landing provides access to a double bedroom, a further double bedroom, a dual aspect bedroom third bedroom and a family bathroom.

Outside, the property is surrounded by a generous level garden to three sides.

Potential to extend subject to planning permission.

The property is subject to a local three-year occupancy clause.

- Peaceful Residential Setting
- Direct Access To A Wealth Of Local Walks
- Generous Level Gardens
- Excellent Village Amenities
- Within Highly Regarded Primary & Secondary School Catchment
- Local Rail and Bus Links
- Generous Garden To Three Sides
- EPC: TBC
- Potential to Extend Subject to Planning
- Viewings: Hathersage Office









## 5 Mill Lane

**WC**  
5'7" x 2'6"  
(1.70m x 0.75m)



**Ground Floor**  
**Approximate Floor Area**  
**363 sq.ft**  
**(33.75 sq.m.)**



**Bathroom**  
6'9" x 5'6"  
(2.06m x 1.67m)

**First Floor**  
**Approximate Floor Area**  
**363 sq.ft**  
**(33.75 sq.m.)**

**Approx. Gross Internal Floor Area 726 sq.ft / 67.5 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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