



Goosehill Cottage Castleton, Derbyshire, S33 8WD



Goosehill Cottage

£650,000

Nestled in the heart of Castleton and occupying a peaceful elevated position with commanding views across the surrounding Peak District countryside, this spacious three-bedroom detached stone-built residence is steeped in local history and is believed to have once served as the village police station. Full of character and offering versatile accommodation, the property presents an opportunity to create a home tailored to individual requirements in one of the area's most desirable villages.

Castleton offers a range of amenities including cafés, traditional country inns and access to highly regarded school catchments, whilst remaining within an easy commuting distance of Manchester and Sheffield, making it an ideal location for both families and those seeking a lifestyle change. The accommodation comprises a front entrance lobby, a fitted breakfast kitchen and a dining room with a feature fireplace and bay window which opens into the sitting room. A further bay window provides a wonderful place to sit and enjoy the far-reaching views across the village and surrounding hills.

To the first floor, the landing leads to three double bedrooms, each with sash windows, two of which benefit from built-in storage, together with the bathroom.

A particular feature of the property is the substantial stone outbuilding, which offers exceptional potential for refurbishment to suit a variety of needs, subject to the necessary planning consents. Whether incorporated as additional living accommodation, a workshop, studio, home office or space for multi-generational living. The two-storey garage and off-road parking further enhance the practicality of the property.

Outside, the large well-stocked garden complements the setting beautifully, providing a peaceful and private outdoor space from which to enjoy the stunning surroundings.

Offered for sale with no upward chain, this is an excellent opportunity to acquire a distinctive village home with significant potential.

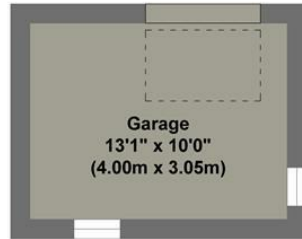


- Commanding Views
- Direct Access To A Wealth Of Outdoor Pursuits
- Offers Scope To Be Completed To Individual Specifications
- Additional Outbuilding Offering Further Scope
- Two Storey Garage & Off Road Parking
- Excellent Village Amenities
- Within Highly Regarded School Catchment
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office

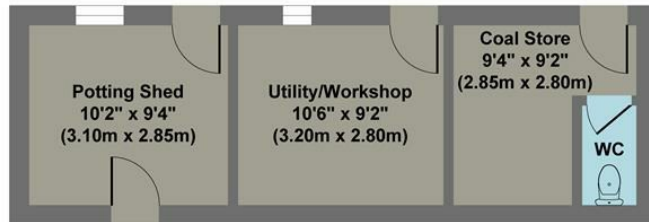




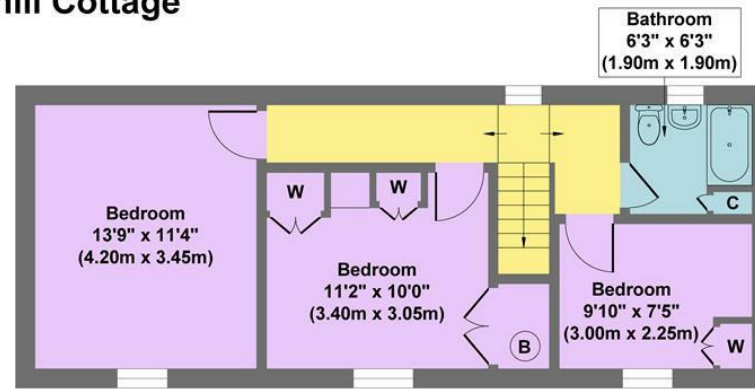
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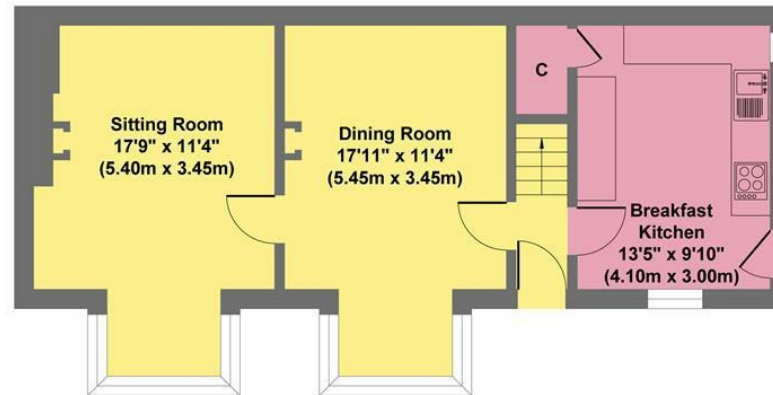
Garage
Approximate Floor Area
131 sq.ft
(12.20 sq.m.)



Outbuilding
Approximate Floor Area
285 sq.ft
(26.46 sq.m.)



First Floor
Approximate Floor Area
492 sq.ft
(45.71 sq.m.)



Ground Floor
Approximate Floor Area
557 sq.ft
(51.72 sq.m.)

Approx. Gross Internal Floor Area 1465 sq.ft / 136.09 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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