



The Cotton Reel, 2 Hall End Lane, Ashford-In-The-Water, Derbyshire, DE45

Saxton Mee

## 2 Hall End Lane Ashford-In-The-Water

Offers Around

# £312,000

An exceptional, Grade II listed, two double Bedroom mid-terrace Cottage in an enviable location on a no through road in the most picturesque village of Ashford-In-The-Water in the heart of the Peak District National Park. The beautifully presented accommodation is arranged over three floors and has many period features including original fireplaces, stone mullion windows and charming window seats, and is available with early vacant possession and completed chain.

The Ground Floor comprises; charming Sitting room with Derbyshire Gritstone fireplace and inset wood burning stove, bespoke Kitchen with feature vaulted ceiling and exposed beam, understairs Utility/Larder. On the first floor; magnificent double Bedroom with window seat and original fireplace. On the second floor; further double Bedroom and stylish feature Bathroom with freestanding bath.

Outside; to the rear of the property is a shared Courtyard with two good Outbuildings containing Utility area and Wood/Coal store.

The property would make an ideal home or second home or holiday Cottage and early viewing highly recommended.

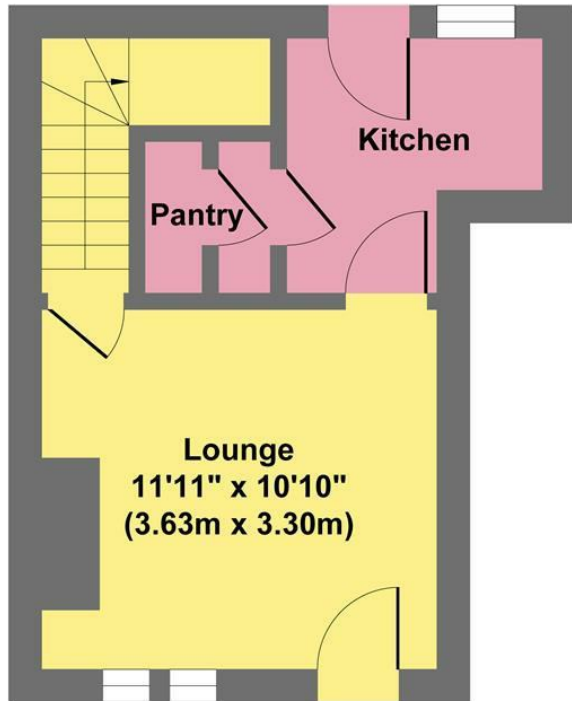


- Two Double Bedroomed Grade II Listed Cottage
- Very Sought After Picturesque Peak District Village
- Charming Sitting Room with Gritstone Fireplace and Wood Burning Stove
- Bespoke Cottage Kitchen
- Two Double Bedrooms
- Versatile Cloak/Storage Area
- Stylish Bathroom with Roll Top Bath
- Shared Rear Courtyard with Two Outbuildings and Utility Area
- Ideal Home or Second Home or Holiday Let in Very Sought After Peak District Village

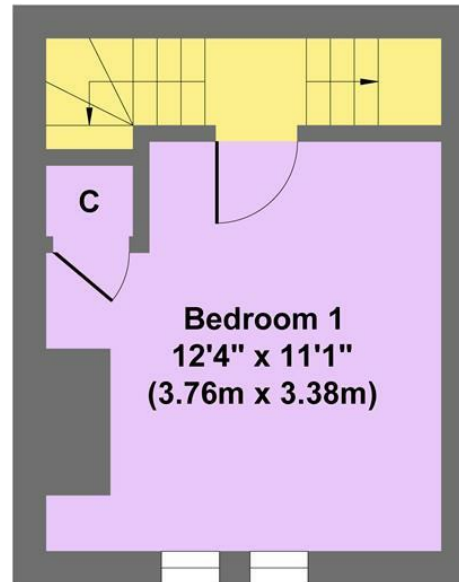




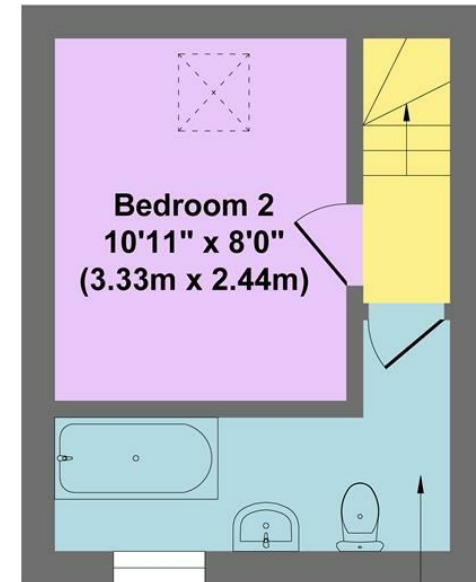
# The Cotton Reel



**Ground Floor**  
**Approximate Floor Area**  
**241 sq.ft**  
**(22.36 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**184 sq.ft**  
**(17.09 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**184 sq.ft**  
**(17.09 sq.m.)**

**Bathroom**  
**11'0\" x 7'4\"**  
**(3.36m x 2.23m)**

**Approx. Gross Internal Floor Area 609 sq.ft / 56.54 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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