



The Well Yard, 13 Sherwood Road, Tideswell, Derbyshire, SK17 8HS

Saxton Mee



# 13 Sherwood Road

## Tideswell

Guide Price

# £425,000

£425,000 - £450,000 Guide Price

This stunning three-double-bedroom character cottage offers beautifully presented accommodation, a substantial rear garden and the rare benefit of an attached single garage. Ideally positioned in the highly regarded Peak Park village of Tideswell, the property enjoys easy access to the village's excellent amenities, including independent shops, café, restaurants, country inns, a primary school and a welcoming community renowned for its annual events and festivals. Surrounded by some of the Peak District's most impressive walking and cycling routes, Tideswell provides an attractive blend of everyday convenience and countryside living.

Currently run as a successful holiday let, with contents available by separate negotiation, the cottage equally lends itself to use as a main residence. It is brimming with charm and original character features, yet has been skilfully renovated by the present owners to create stylish, comfortable accommodation finished to an exceptional standard.

The ground floor includes a cosy sitting room with a feature fireplace housing a log-burning stove, exposed beams and a stone-flagged floor. A characterful dining room continues the theme with exposed timbers, stone flooring and bespoke display shelving, while the fitted breakfast kitchen features a Belfast sink and a built-in seating area.

Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and a luxurious bathroom.

Outside, the cottage benefits from an attached single garage and an extensive enclosed rear garden with well-stocked beds and borders, a seating terrace and a dedicated barbeque area.

The property is offered with no upward chain, providing a wonderful opportunity to acquire a charming and beautifully finished home in this sought-after Peak District village.



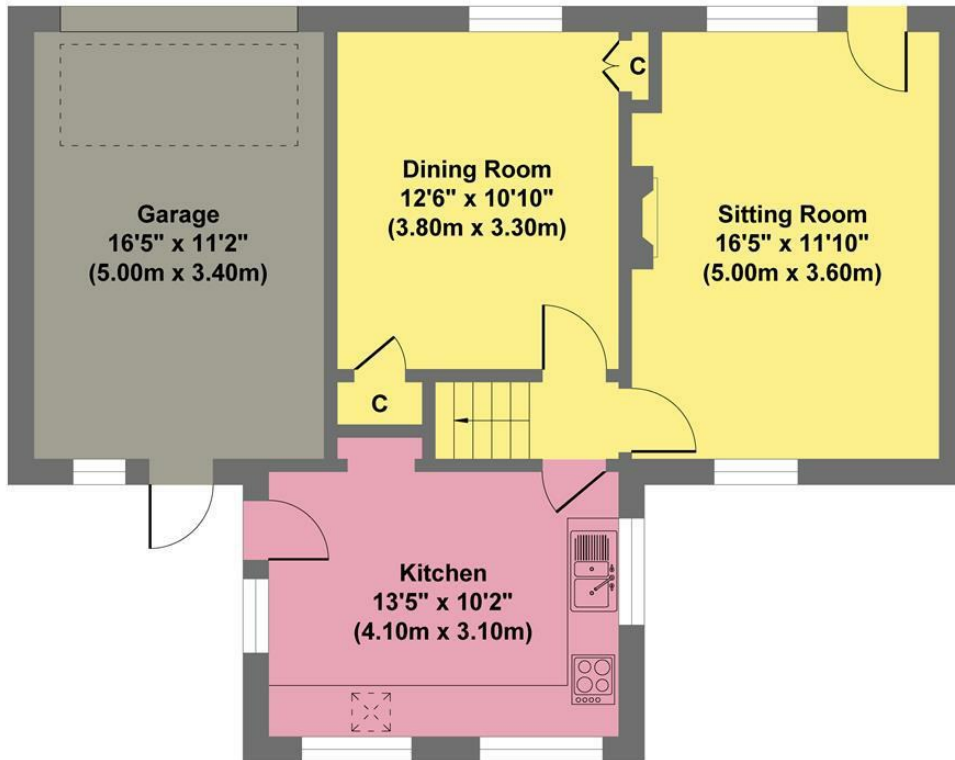
- Fully Refurbished & Completed To An Exceptionally High Standard
- Excellent Village Amenities
- Brimming With Character Features
- Attached Garage
- Substantial Rear Garden With Views
- Currently Run As A Holiday Let With Contents By Separate Negotiation
- Ideal Main Home
- Within Lady Manners School Catchment
- EPC: E
- Viewings: Bakewell Office



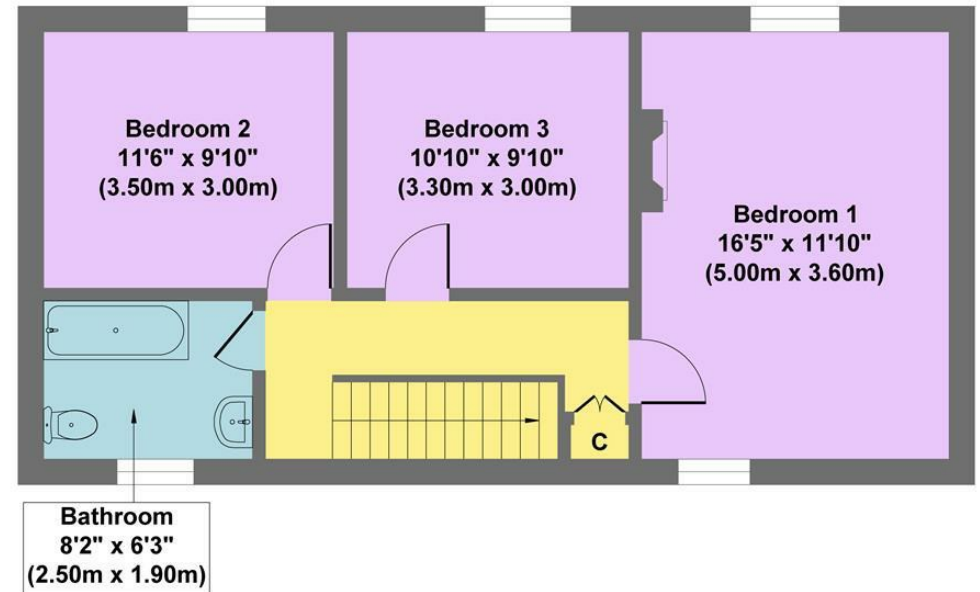




## Well Yard



**Ground Floor**  
**Approximate Floor Area**  
**714 sq.ft**  
**(66.32 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**570 sq.ft**  
**(53.00 sq.m.)**

**Approx. Gross Internal Floor Area 1284 sq.ft / 119.32 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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