



3 Sunny Lea, Greaves Lane, Ashford-In-The-Water, Derbyshire, DE45 1QH

Saxton Mee

# 3 Sunny Lea Greaves Lane

## £395,000

Idyllic Peak District Village .

This charming three-bedroom mid-terrace cottage offers a blend of comfort and style, complete with a detached garage, off-road parking, and delightful front and rear gardens. Renovated to an exceptional standard throughout, this property exudes quality and attention to detail.

Located in the picturesque Derbyshire village of Ashford In The Water, within the heart of the Peak District National Park, this home provides a peaceful retreat surrounded by natural beauty. With its original character features preserved, it is well-suited as both a main residence or holiday cottage (contents negotiable).

The village itself offers conveniences such as a local shop, cafes, and country inns, as well as easy access to numerous walking and cycling trails. Nearby attractions including Bakewell, the Chatsworth Country Estate, and historic Haddon Hall ensure there's always something to explore.

Inside, the accommodation features gas central heating and double glazing. The ground floor comprises a front entrance lobby, a cozy sitting room with a log-burning stove, and a bespoke dining kitchen equipped with high-quality appliances, granite work surfaces, and a quarry tiled floor. An adjoining pantry/utility room adds convenience.

Upstairs, the first floor offers a landing, a double bedroom, a luxurious bathroom with a separate shower, and a further double bedroom with built-in storage. An additional bedroom completes the accommodation.

Externally, the detached garage is conveniently located at the end of the driveway, accessible via an archway. Generous off-road parking and three useful stores enhance practicality, while the easily managed rear garden provides gated access to the park.

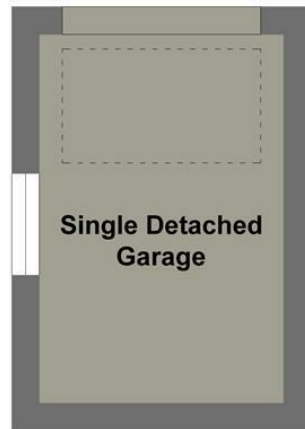
Offered with no upward chain, this cottage presents an opportunity to enjoy countryside living at its finest.



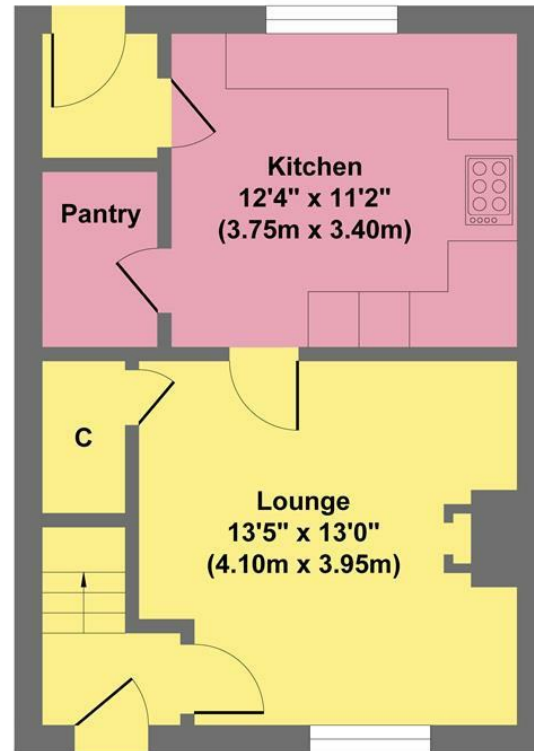
- Idyllic Derbyshire Village
- Detached Garage
- Off Road Parking
- Rear Garden Adjoining The Park
- Three Useful Stores
- Local Amenities
- Within Lady Manners School Catchment
- No Upward Chain
- EPC Rating E
- Viewings: Bakewell Office



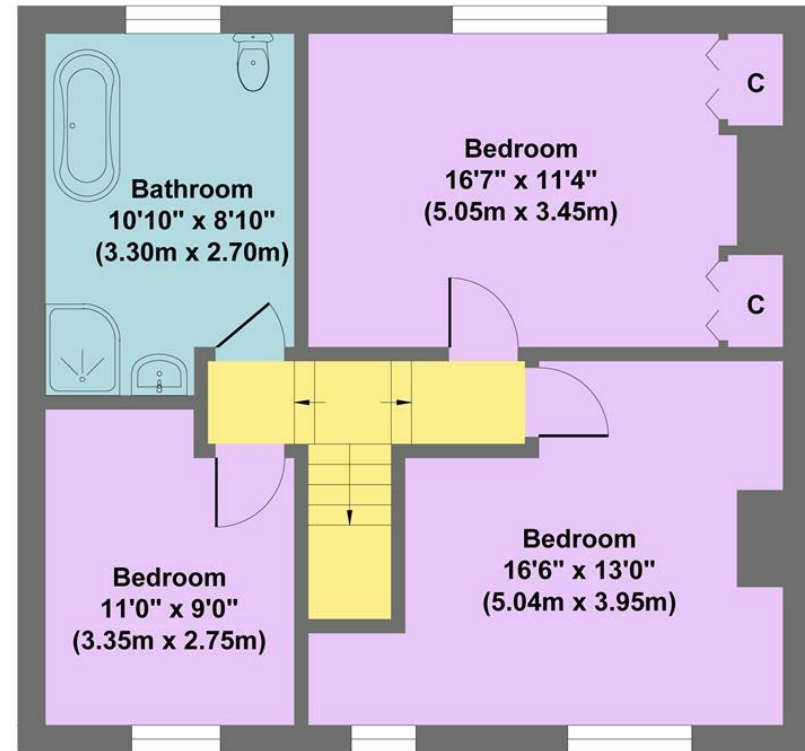
## 3 Sunny Lea



**Garage**



**Ground Floor**  
Approximate Floor Area  
416 sq.ft  
(38.62 sq.m.)



**First Floor**  
Approximate Floor Area  
646 sq.ft  
(60.00 sq.m.)

**Approx. Gross Internal Floor Area 1062 sq.ft / 98.62 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

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