



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Offered with NO ONWARD CHAIN, this GRADE II LISTED, THREE-BEDROOM DETACHED HOUSE dates back to the 18TH CENTURY and is located in a PRIME CENTRAL HARTINGTON POSITION, just moments from the village square. Situated within the PEAK DISTRICT NATIONAL PARK, Hartington is surrounded by beautiful countryside and walking routes, making it one of the Peak District's most desirable villages. The property retains a range of ORIGINAL PERIOD FEATURES and offers well-proportioned accommodation comprising an entrance hallway, living room with open fireplace, dining room with open fireplace, fitted kitchen, ground floor WC, three bedrooms, and a family bathroom. Externally, there is an enclosed stone walled front garden together with an enclosed rear garden and yard area. The property also benefits from a GARAGE PROVIDING OFF-ROAD PARKING, along with an adjoining OUTBUILDING AND STORE ROOM currently used as a workshop and storage space, which is understood to have previously been a butcher's and cobbler's shop, offering potential for conversion to additional accommodation or an annexe, subject to the necessary consents.

Offered with NO ONWARD CHAIN, this GRADE II LISTED, THREE-BEDROOM DETACHED HOUSE dates back to the 18TH CENTURY and is located in a PRIME CENTRAL HARTINGTON POSITION, just moments from the village square. Situated within the PEAK DISTRICT NATIONAL PARK, Hartington is surrounded by beautiful countryside and walking routes, making it one of the Peak District's most desirable villages. The property retains a range of ORIGINAL PERIOD FEATURES and offers well-proportioned accommodation comprising an entrance hallway, living room with open fireplace, dining room with open fireplace, fitted kitchen, ground floor WC, three bedrooms, and a family bathroom. Externally, there is an enclosed stone walled front garden together with an enclosed rear garden and yard area. The property also benefits from a GARAGE PROVIDING OFF-ROAD PARKING, along with an adjoining OUTBUILDING AND STORE ROOM currently used as a workshop and storage space, which is understood to have previously been a butcher's and cobbler's shop, offering potential for conversion to additional accommodation or an annexe, subject to the necessary consents.

**HALLWAY**

Timber door, electric wall mounted radiator, wood effect flooring, and stairs to the first floor.

**LIVING ROOM**

18'2 x 11'9 (5.54m x 3.58m)  
Three timber framed windows, and an open fireplace.

**WC**

Two timber framed windows, WC, wash basin, and tile effect flooring.

**DINING ROOM**

11'11 x 11'11 (3.63m x 3.63m)  
Timber framed window, and an open fireplace.

**KITCHEN**

6'1 x 11'5 (1.85m x 3.48m)  
Timber door, timber framed window, fitted wall and base units, space for a cooker, understairs cupboard with plumbing for a washing machine, and wood effect flooring.

**FIRST FLOOR LANDING**

Timber framed window.

**BEDROOM ONE**

12 x 11'9 (3.66m x 3.58m)  
Timber framed window and an electric wall mounted radiator.

**BEDROOM TWO**

12 x 11'9 (3.66m x 3.58m)  
Timber framed window and a radiator.

**BEDROOM THREE**

5'11 x 11'9 (1.80m x 3.58m)  
Timber framed window, loft access, and an electric wall mounted radiator.

**BATHROOM**

5'11 x 11'9 (1.80m x 3.58m)  
Timber framed window, bath with electric shower over, pedestal wash basin, WC, built in cupboard, radiator, part tiled walls, and tile effect flooring.

**EXTERIOR**

To the front of the property is an enclosed, stone walled garden. To the rear is an enclosed courtyard style garden. In addition, there is access to a garage with an adjoining outbuilding, currently used as a workshop and storage room. This space could offer potential for conversion into additional accommodation or an annexe, subject to the necessary planning consents being obtained.

**GARAGE**

11'9 x 15'6 (3.58m x 4.72m )

**WORKSHOP**

9'7 x 14'4 max (2.92m x 4.37m max)

**STORE ROOM**

14'1 x 12'4 max (4.29m x 3.76m max)

**NOTES**

Tenure: Freehold - Grade II listed  
Council Tax Band: E  
Additional Information: There is an open enforcement case regarding the unauthorised alterations of the windows.  
What3Words Location: allow.awoke.agreeable

