



## Flat 3, Sandybrook Hall Buxton Road, Sandybrook, DE6 2AQ

**£875 Per month**

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Situated within the attractive Sandybrook Hall, this spacious first-floor apartment enjoys a peaceful countryside setting whilst remaining within easy reach of Ashbourne and the Peak District. Offering two double bedrooms, two bathrooms including an en-suite to the principal bedroom, a spacious living room with stunning countryside views, a well-appointed kitchen, and off-road parking, this characterful home is ideal for those seeking a quiet rural lifestyle in a unique setting.

### Denise White Agent Comments

Situated on the first-floor of the attractive Sandybrook Hall, this spacious two bedroom apartment enjoys a peaceful setting surrounded by the stunning countryside.

Offering generous room sizes throughout, the accommodation centres around a large entrance hall which provides access to the principal rooms. The spacious living room features a charming wood-burning stove set within a feature fireplace, creating a welcoming focal point, while the windows frame attractive views across the surrounding countryside. The well-appointed kitchen offers a range of shaker-style units and ample worktop space. There are two double bedrooms, including a generous master bedroom with its own en-suite bathroom, while a separate family bathroom serves the remainder of the property. Externally, there are beautifully maintained communal garden grounds, and the apartment benefits from a parking space at the rear.

Combining character features, generous living space and a highly desirable location, this attractive apartment offers a rare opportunity to enjoy countryside living within the unique surroundings of Sandybrook Hall.

### Location

Sandybrook Hall is nestled in the heart of Derbyshire, offering a peaceful semi-rural setting surrounded by beautiful countryside, while still being within easy reach of local amenities and transport links. The historic market town of Ashbourne is just a short drive away, providing a range of shops, cafés, restaurants and everyday services. Dovedale Valley, Bakewell and the wider Peak District are all easily accessible, offering excellent opportunities for leisure and enjoying the outdoors. The location also benefits from convenient access to surrounding towns, making it particularly well suited to tenants seeking a quiet yet well-connected home base.

### Hall

Spacious central hall with neutral décor and brown

carpeting, providing access to the principal accommodation and offering useful additional living space beyond that of a traditional hallway.

### Living Room



Spacious reception room with neutral décor, brown carpet, feature fireplace with wood-burning stove, built-in storage cupboards and drawers, two windows, radiators, and access to Bedroom One.

### Utility Room

Useful utility/storage room located off the hall, housing the property's boiler.

### Bathroom



Fitted with a pedestal wash basin, WC, bath with shower mixer tap and glass screen, tiled walls, wood-effect vinyl flooring, chrome towel radiator, built-in storage cupboard, and window.

## Kitchen



Good-sized kitchen fitted with a range of shaker-style wall and base units, wood-effect laminate worktops, Belfast sink with drainer, integrated double oven, ceramic hob and extractor hood. Finished with white metro tiling around the work surfaces, a window, and gas central heating radiator.

## Bedroom One



Generous double bedroom featuring neutral décor, brown carpet, wooden ceiling beam, radiator, window, and benefitting from an the en-suite.

## Ensuite



Well-appointed en-suite comprising a pedestal wash basin, WC, bath with shower mixer tap and glass screen, shower panelling to the bath area, wood-effect vinyl flooring, painted walls, and chrome towel radiator.

## Bedroom Two



Another double bedroom with neutral décor, brown carpet, radiator, and window.

## Outside



Set within well-maintained communal garden grounds, the property benefits from one allocated parking space to the rear of the building. Residents also have access to a communal laundry room with washing machines, located at the rear of the building.

### **Holding Deposit**

A holding deposit equivalent to one week's rent (£201.80) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

### **Security Deposit**

A security deposit equivalent to five weeks' rent (£1009) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

### **Agent Notes**

Services: Gas, electric and water.

Council Tax: Derbyshire Dales Band C

EPC Rating: D

### **About Your Agent**

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any

information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **We Won!!**

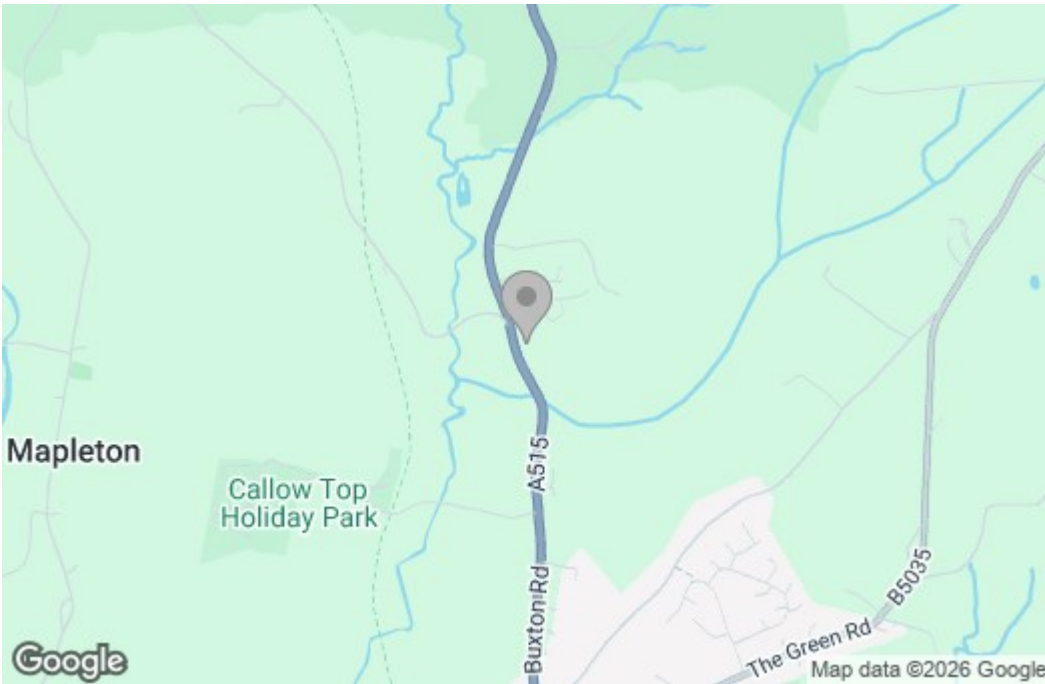
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

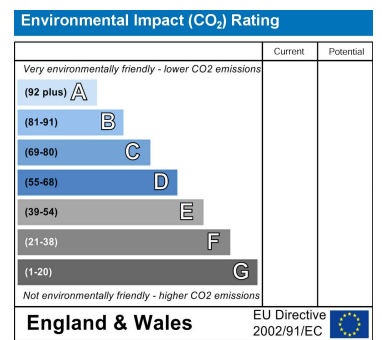
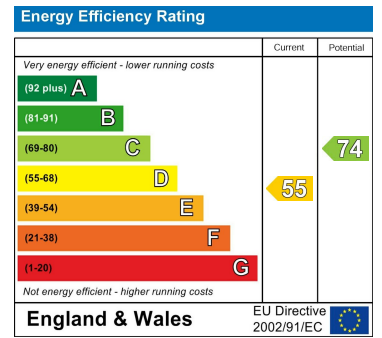
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

# Floor Plan

## Area Map



## Energy Efficiency Graph



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