



Button Cottage, Main Road, Wensley, Derbyshire, DE4 2LH



# Main Road

## Wensley

Offers In The Region Of

# £300,000

A generously proportioned three double bedroom, two bathroom detached stone built property with an easily managed rear garden and garage.

The charming property is steeped in local history and the former button factory has been skillfully converted. Currently run as a successful holiday cottage with contents by separate negotiation but also ideally suited as a main home.

Occupying a sought after Peak District setting in the pretty village of Wensley within easy reach of amenities at nearby Darley Dale, Bakewell and Matlock. Bordered by spectacular countryside boasting many local walks and outdoor pursuits as well as many adjoining villages. Within highly regarded school catchment and commutable distance of major commercial centres.

The well presented accommodation comprises:

Ground floor: entrance hallway with a connecting door leading to the single garage. A sitting/dining room with a feature fireplace, a breakfast kitchen with a second spiral staircase leading to the first floor. A utility room.

First floor: landing, a double bedroom with an en-suite shower room, two further bedrooms and a bathroom.  
Exterior: to the rear of the property is an easily managed garden and seating terrace with a timber summer house.

A single garage.

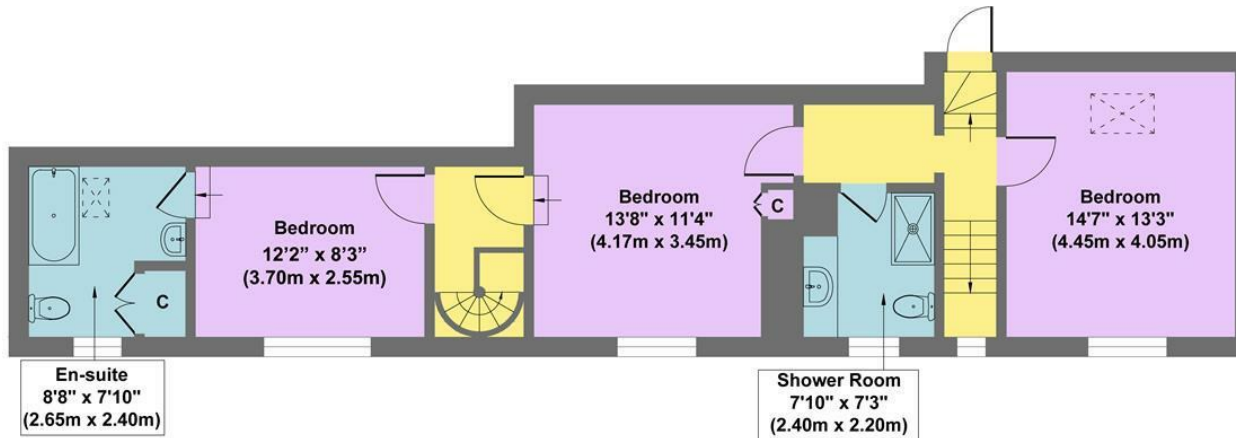
No Upward Chain.



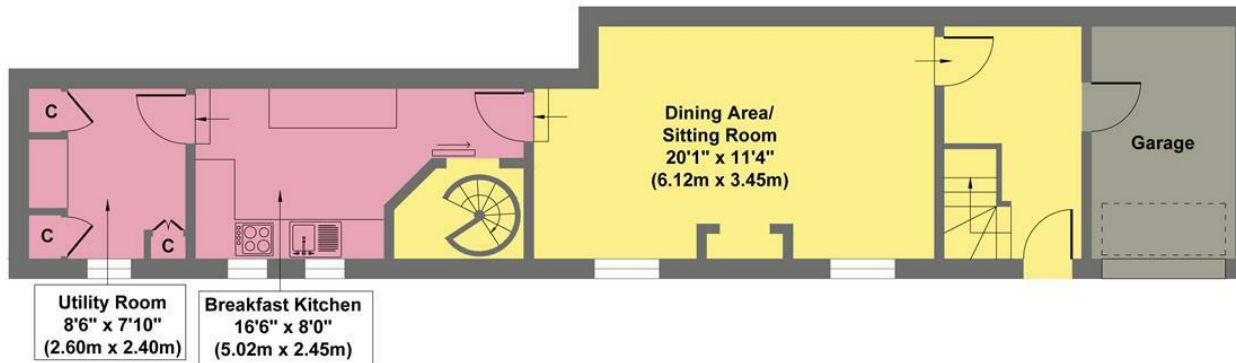
- Easy Access To A Wealth Of Outdoor Pursuits
- Garage & Easily Managed Rear Garden
- Within Highly Regarded School Catchment
- Close To Local Amenities
- Well Presented Throughout
- Centrally Positioned
- Contents By Separate Negotiation
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



## Button Cottage



**First Floor**  
**Approximate Floor Area**  
**650 sq.ft**  
**(60.35 sq.m.)**



**Ground Floor**  
**Approximate Floor Area**  
**616 sq.ft**  
**(57.19 sq.m.)**

**Approx. Gross Internal Floor Area 1266 sq.ft / 117.54 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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