



1 Rock View Main Street, Birchover, Derbyshire, DE4 2BN



# 1 Rock View Main Street

## Birchover

Offers In The Region Of

# £295,000

Sought After peak District Village.

Nestled in the heart of the picturesque village of Birchover, this charming three-storey, stone-built Victorian villa offers a peaceful retreat with direct access to an abundance of scenic local walks. The property boasts deceptively spacious, character-filled accommodation, occupying a delightful backwater location that exudes tranquility and village charm.

With gas central heating and double glazing throughout, the home is both comfortable and practical. The ground floor features an inviting inner porch, a welcoming entrance hall, a cozy sitting room and a dining room that leads to a fitted galley kitchen with built-in appliances. A cellar provides ample storage space.

The first floor offers two well-proportioned bedrooms and a family bathroom with a white suite, while the second floor hosts a master bedroom with an en-suite shower room.

Outside, the enclosed rear garden with useful stores is easily managed, perfect for enjoying the peaceful surroundings.

With no upward chain, this lovely home is ready for its next chapter.

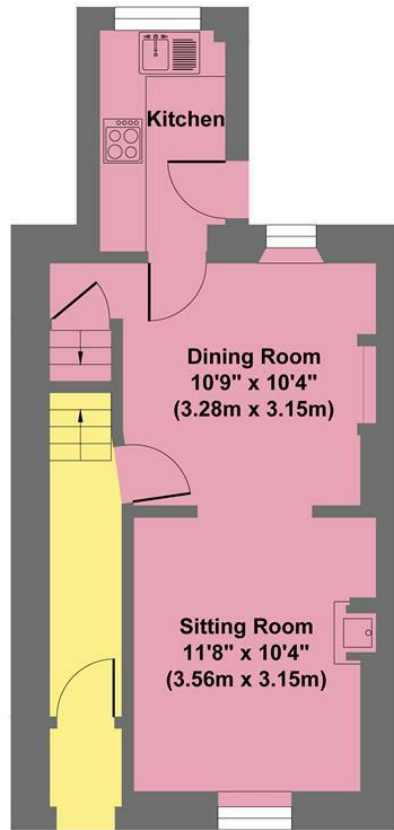


- Sought After Peak District Village
- Peaceful Setting
- Easily Manage Rear Garden
- Direct Access To A Wealth Of Outdoor Pursuits
- Local Primary School
- Spacious Living Accommodation
- Ideal Main Home Or Holiday Let
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office

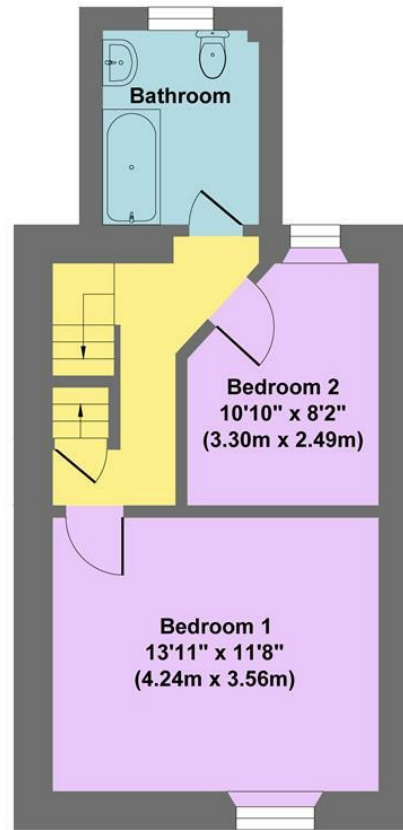




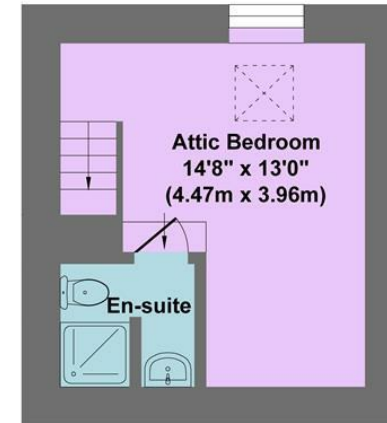
## Rock View



**Ground Floor**  
**Approximate Floor Area**  
**372 sq.ft**  
**(34.56 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**383 sq.ft**  
**(35.62 sq.m.)**



**Second Floor**  
**Approximate Floor Area**  
**193 sq.ft**  
**(17.89 sq.m.)**

**Approx. Gross Internal Floor Area 948 sq.ft / 88.07 sq.m**

Illustration for identification puposes 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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