



**TOWN END COTTAGE
THE TOWN, CARSINGTON
DE4 4PX
PRICE: OFFER AROUND
£620,000**





TOWN END COTTAGE, THE TOWN, CARSINGTON, DE4 4PX

An exquisite, Grade 11 listed cottage property, occupying spacious garden grounds in an enviable edge of village location.

Town End Cottage is a most delightful, detached property of mellow stone and tile construction, which offers very high quality, spacious and flexible three bedroomed accommodation in the highly sought after village of Carsington, which itself is convenient for the market towns of Wirksworth, Matlock and Ashbourne, the glorious Derbyshire Dales countryside and of course the renowned Carsington Water.

Considered ideal for occupation by the discerning professional, retiring couple or family, this beautifully presented and very well-appointed, high-quality home, is well worthy of an early inspection.

Offering two Reception rooms with fitted Breakfast Kitchen, Rear Hall and Ground Floor Cloakroom, three very good-sized double Bedrooms, Bathroom and Vanity Room, the property is enhanced by delightful, well stocked and maintained spacious garden grounds and ample driveway car-standing space.

ACCOMMODATION

A sealed unit double glazed and panelled front door leads to

Entrance Vestibule with stone flag floor, staircase off to first floor level and door off to kitchen.

Dining Room 3.66m x 3.32m (12' x 10'11") with stone flag floor, small pane glazed window to the front, electric panel radiator and three wall light points. Two feature ceiling beams and recessed Derbyshire stone fireplace with heavy stone mantel, stone hearth and fitted decorative fuel effect electric wood burner style stove. Door off to useful understairs storage cupboard with fitted shelves, quarry tiled floor and a further ledged and braced oak door to rear hall.

Sitting Room 4.58m x 3.86m (15' x 12'8") with small pane sash window to the front and further side window both being deeply recessed with deep wooden sills. Beamed ceiling and most attractive stone fireplace with stone mantle and hearth and fitted log burner room heater stove. Beamed ceiling, electric panel radiator.

Kitchen 3.29m x 3.28m (10'9" x 10'9") with quarry tiled floor, electric panel radiator and panelled sealed unit double glazed door to the exterior front. Small pane glazed deeply recessed window. The kitchen is fitted with a comprehensive range of units providing base cupboards and wall cupboards with drawer bank, two tall shelved cupboards with drawers beneath, ample oak effect worktops and integrated appliances including dishwasher, washing machine and fridge freezer. Wide cooker recess with extractor hood over.

Rear Hall 3.67m x 1.2m (12'1" x 3'11") with terracotta tiled floor, fitted double opening wall cupboard with worktop beneath and storage space under. Beamed ceiling, electric panel radiator and panelled sealed unit double glazed door to the exterior rear.

Guest Cloakroom having terracotta tiled floor, small pane window and contemporary fittings in white comprising low flush wc, wall mounted wash hand basin.

Staircase to First Floor Landing with electric radiator and small pane glazed window enjoying views over the rear garden and to Carsington Pastures beyond.

Bedroom One (end double) 4.73m x 3.89m (15'6" x 12'9") with exposed pine boarded floor part of which is original. Stone mullion window to the front with small pane glazed insets and window seat. Heavy timber lintel. Further side

window, electric panel radiator and small feature stone fireplace having double opening shelved storage cupboard to one side.

Bedroom Two (front) 3.65m x 3.65m (12' x 12') again with most attractive stone mullion window to the front having small pane glazed insets, window seat and timber mantel. Decorative cast iron fire grate and surround, stone hearth. Electric panel heater and double opening shelved storage cupboard. Oak ledged and braced door to walk in wardrobe cupboard with fitted rail and shelf.

Bedroom Three (front double) 3.7m x 3.64m (12'2" x 11'11") having original exposed pine floor, small pane glazed window to the front with stone surround and window seat with further recessed side window. Electric panel radiator. In built double opening wardrobe cupboard with hanging rail.

Bathroom having engineered oak floor and high-quality three-piece suite in white comprising free standing bath with ball and claw feet, pedestal wash hand basin and quadrant shower cubicle. Waterproof shower boarded walls and mains shower control with rainwater head. Electric panel radiator, small pane glazed window and in-built double opening cupboard housing the Fisher electric water heating system with slatted shelves over and further double opening cupboard above.

Separate WC/Vanity Room with engineered oak floor and fitments in white comprising low flush wc and wall mounted wash hand basin. Small pane glazed window.

OUTSIDE

The property occupies a spacious and wide fronted corner plot with the house standing well back from the road behind a natural stone boundary wall with beech hedging, wide paved terrace and lawns with well stocked borders. A granite set and limestone flanking driveway leads through double opening wrought iron gates to provide ample car standing space with lawn and raised side border.

To the other side of the house a lawned front garden extends around to the side of the cottage to provide a further spacious lawned garden area with well stocked shrub, evergreen and flower beds and borders fully enclosed by mature hedging. A wrought iron pedestrian gate leads through to a natural stone paved enclosed courtyard with access to the rear entrance door to the property and further pedestrian gate which leads via steps to the very extensive rear garden which is a particular feature of the property.

The rear garden is laid primarily to lawn but features two natural stone flag patio seating areas, rose, flower and shrub beds and borders, ornamental and fruit trees, timber garden shed and useful greenhouse.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F

EPC RATING TBC

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS headers.abode.clauses

Ref FTA2800









Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

