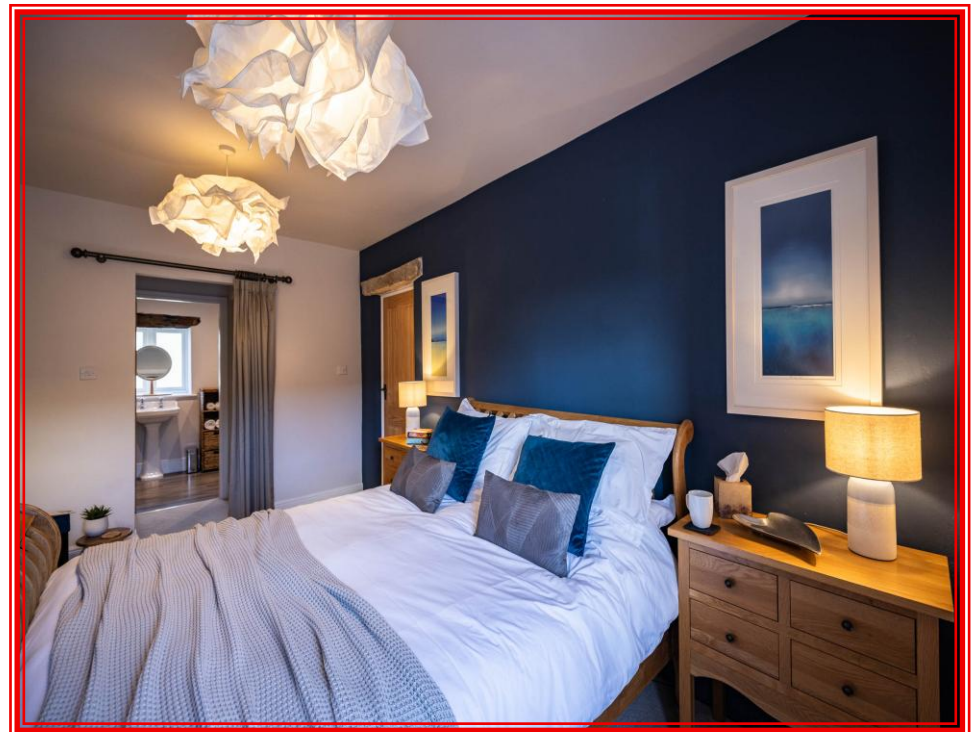


**FERN COTTAGE
WELL STREET
BRASSINGTON
DE4 4HJ**

PRICE: £565,000







FERN COTTAGE, WELL STREET, BRASSINGTON, DE4 4HJ

This period, stone built, double fronted cottage dates back to the late 1800's, offering immaculately presented four double bedroomed accommodation with three bathrooms, located within the heart of the sought after village of Brassington.

The property was extensively and sympathetically renovated in 2018 to an exceptionally high standard, retaining many original features which are complemented by the comforts of modern day living. The extensive refurbishment programme includes: 'Howdens' fitted kitchen; three new bathroom suites; re-wiring; damp proof course; insulation; Heritage Upvc double glazed windows; Automatic Propane gas central heating system with combination boiler and electric underfloor heating to the kitchen and bathrooms.

The versatile accommodation is arranged over three floors and comprises 'L' Shaped Fitted Dining Kitchen with Utility Cupboard, Sitting Room with feature fireplace and wood burning stove, Rear Entrance Hall and Cloakroom to the ground floor. On the first floor there are Two Double Bedrooms, one of which has a Walk-Through Dressing Room and Ensuite Shower Room, there is also a Family Bathroom with free standing roll top bath and separate shower cubicle. On the second floor there are Two Further Double Bedrooms and a Shower Room. Externally there is a good sized, enclosed rear garden with extensive paved patio, ideal for alfresco dining, timber shed/bike store and outbuilding.

Likely to suit a variety of buyers including: families, professionals and couples with the option of working from home, walkers and those enjoying a variety of outdoor activities or alternatively as a holiday cottage/second home. The property is currently run as a successful holiday let and a prospective purchaser could continue to do so with ease as the furniture & contents are also available by separate negotiation.

The village of Brassington is located approximately two miles north of Carsington Water, situated between the market towns of Ashbourne and Wirksworth. The village has a primary school, two village inns and is surrounded by glorious open countryside with footpaths right from the doorstep.

ACCOMMODATION

A front entrance door opens into the

Dining Kitchen 7.4m overall x 6.4m max and 3.2m with front aspect sash style double glazed window, cloaks cupboard, limestone tiled flooring with part underfloor heating. 'Howdens' fitted kitchen units with solid worksurface and tiled splashback. Rangemaster with six ring gas hob, two ovens and grill with stainless steel extractor hood over. Integrated Smeg microwave. Space for a dishwasher and fridge-freezer. Central island unit with reclaimed wood top. Rear aspect double glazed window, two period style radiators and understairs storage cupboard. Door to the staircase leading to the first floor.

There is a **Utility Cupboard** off the dining kitchen, housing the Ideal central heating boiler, worksurface with plumbing for a washing machine below.

Sitting Room 4.3m x 3.8m having engineered oak flooring, feature stone fireplace with inset log burning stove, two period style radiators and two front aspect double glazed windows.

There is a **Rear Entrance Hall** with tiled flooring, period style radiator and rear entrance stable door. There is a door leading to the

Cloakroom comprising low flush w.c., wash hand basin, tiled flooring with underfloor heating and roof window.

First Floor Landing with staircase leading to the second floor and radiator.

Bedroom One 4.8m x 3.2m with front aspect double glazed window, period style radiator and

Walk-Through Dressing Room with hanging rails. A door leads to the

En-suite Shower Room having a large walk-in shower cubicle with mains control shower, pedestal wash hand basin, low flush w.c., rear aspect double glazed window, spotlighting, underfloor heating and heated towel rail.

Bedroom Two 3.9m x 3.3m with front aspect double glazed window and period style radiator.

Family Bathroom 4.4m x 2m comprising a freestanding double ended roll top bath, corner shower cubicle with mains control shower, low flush w.c., wash hand basin, tiled flooring with underfloor heating, rear aspect double glazed window, spotlighting and heated towel rail.

Second Floor Landing

With roof window, radiator and under eaves storage cupboards.

Bedroom Three 3.9m x 3.25m with period style radiator, under eaves storage and front aspect double glazed dormer window with delightful views over the rooftops and countryside beyond.

Bedroom Four 3.2m x 3m with period style radiator, under eaves storage and front aspect double glazed dormer window again with delightful views.

Shower Room 2.4m x 2.2 comprising shower cubicle with electric shower, low flush w.c., pedestal wash hand basin, roof window, spotlighting, underfloor heating and heated towel rail.

OUTSIDE

The cottage occupies a prominent position close to the centre of the village and stands behind a paved forecourt garden enclosed by refurbished original wrought iron railings with wrought iron pedestrian gate.

To the rear of the property there is a delightful, generous sized, enclosed garden with extensive paved

patio, planted borders and good sized lawn. At the top of the garden there is a timber bike shed with racking. In addition there is a separate stone outbuilding, ideal for storage or as a workshop but also offering the potential to be converted to a garden room or home office, subject to any necessary planning permissions.

There is a side entrance gate leading straight onto a footpath with easy access to the Limestone Way, High Peak Trail and countryside beyond.

SERVICES

It is understood that mains electricity, water and drainage 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

The property is currently listed for business rates.

EPC RATING C.

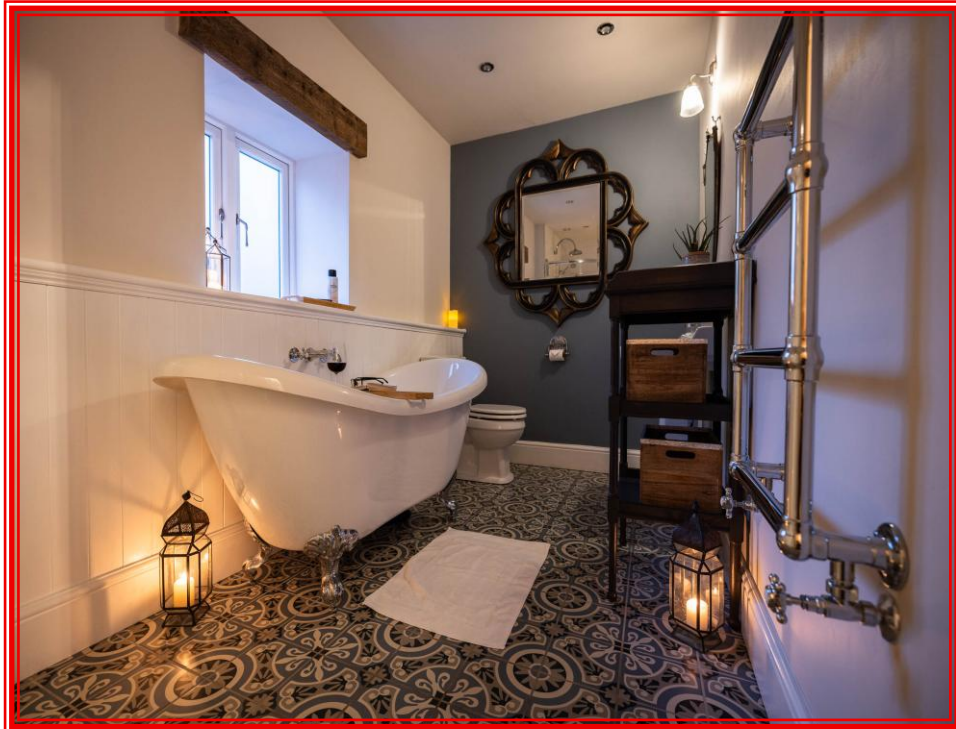
VIEWING

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

WHAT3WORDS

likewise.recipient.loudness

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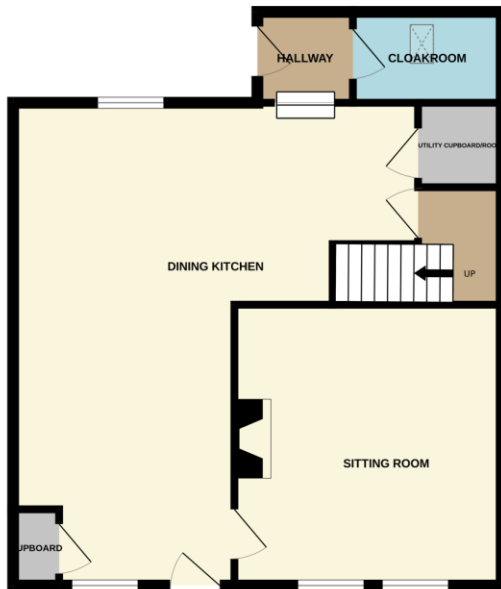




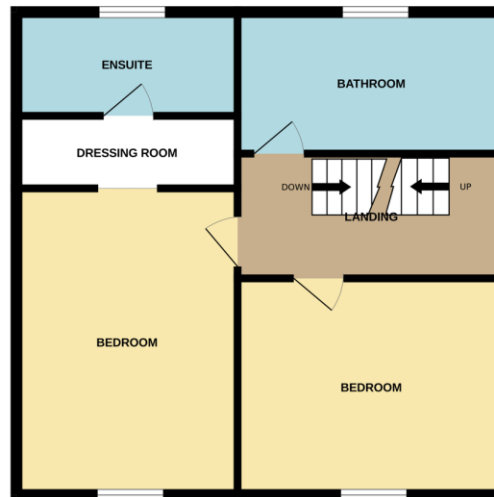




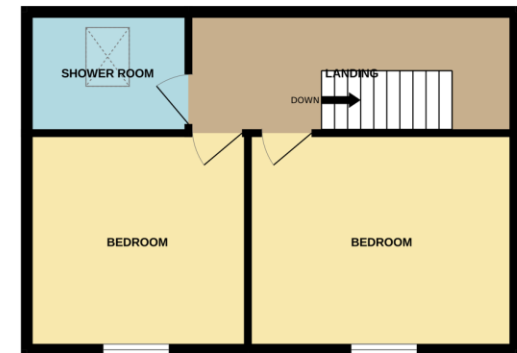
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.