



Byways  
Brassington





Byways  
West End  
Brassington  
Matlock, Derbyshire DE4 4HL



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A great opportunity to purchase a charming semi-detached stone cottage in a quiet, pretty area of the village.

The Cottage has lovely period features and a courtyard garden which is delightfully peaceful and private.

Adjoining the Cottage is a stable/outbuilding with hay loft above which could be incorporated into the house subject to planning permission.

Certain improvements have been carried out to the property but there is further potential to improve or reconfigure it.

**Offers In Excess of: £295,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com





**Location:**

Brassington is a delightful Peak District Village approximately 7 miles north west of Ashbourne.

**Directions:**

From Ashbourne proceed towards Wirksworth and turn left to Brassington after the Knockerdown Public House. Once in the village take the second road on the left , Miners Hill and follow this road around past the Church which leads onto West End. We suggest parking by the end of Middle Lane (dead end road) and then walk back up West End which is signed "Unsuitable for Motors" and Byways will be found on the right hand side after about 50 yards marked with our "For Sale" board.





## Internally

### Ground Floor

The front door opens into a bright Hallway with door to the Sitting Room.

The Sitting Room has a lovely beamed ceiling, stone fireplace with a multi fuel stove and stairs to first floor.

Also off the Hallway is a door to the Shower/Wet Room with wc and basin.

From the Hall a door to the Dining Room, which again has a beamed ceiling and attractive stone fireplace with electric style wood burner.

From the Dining Room there is a door into the Garden Room which in turn has French windows onto the rear courtyard garden and also connects into the Kitchen.

The Kitchen may be accessed from either the Garden Room or through an archway from the Dining Room and is bright and airy with dual aspect windows and range of fitted units.



### On the First Floor

The front double Bedroom has an attractive part bricked in old stone mullioned window to the side and a larger window to the rear overlooking the front courtyard and distant views over the countryside. There is a built in cupboard.

A spacious and bright Landing leads to a Bathroom with bath, wc, separate shower and hand basin. Continuing along the landing to the rear Double Bedroom which has dual aspect windows overlooking the roof tops of some of the village houses and glorious views of the countryside beyond. There are also fitted cupboards in this room.

### Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





## Externally

There is access to the front door through a small front courtyard.

The rear courtyard garden is paved, with stone walls and provides two seating areas surround by various shrubs and flower beds and an attractive vine trained along the wall.

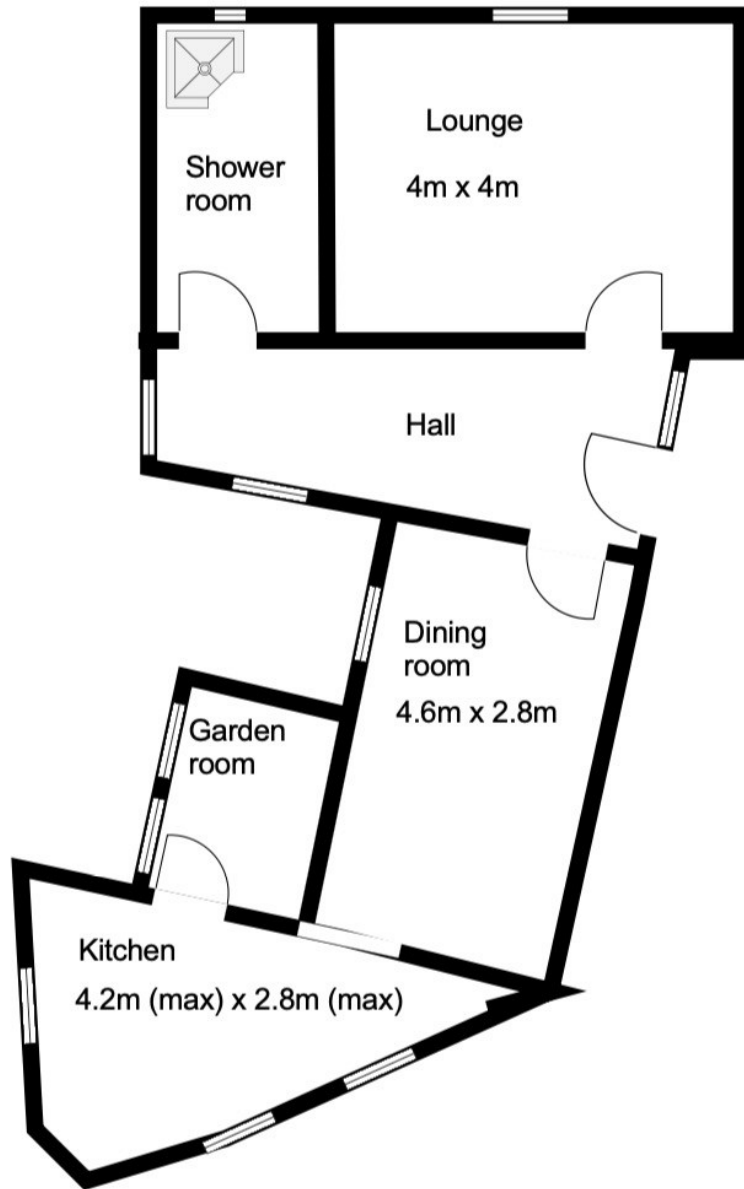
The oil tank is discretely situated in the courtyard and there is a door into the stable which in turn has a door out on to the lane.

The house is all double glazed with upvc windows and part centrally heated with oil together with a number of electric storage/panel heaters.

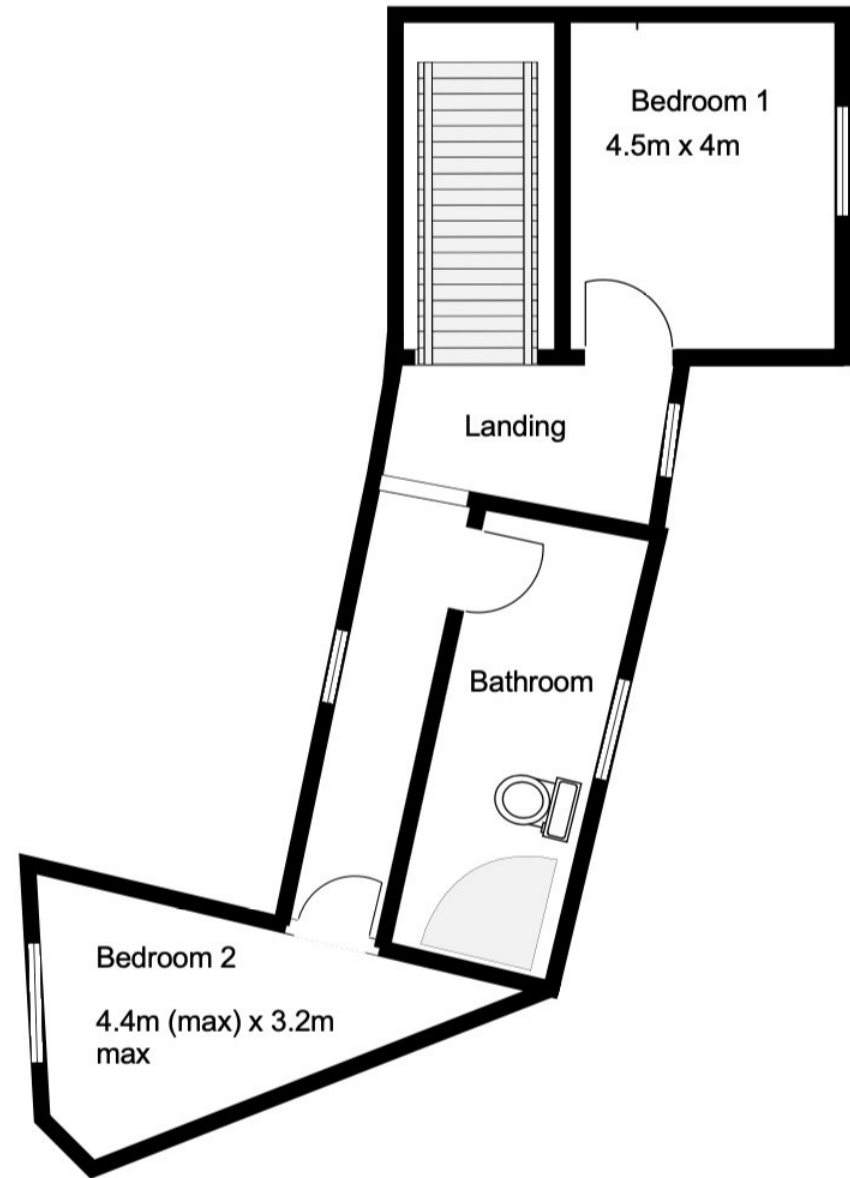




Ground Floor



First Floor





# General Information

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

**Council Tax Band:** C

**Method of Sale:** Private Treaty

## Solicitors

## Services:

Mains water, electricity and drainage are connected to the property.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Rights of Way, Wayleaves and Easements:

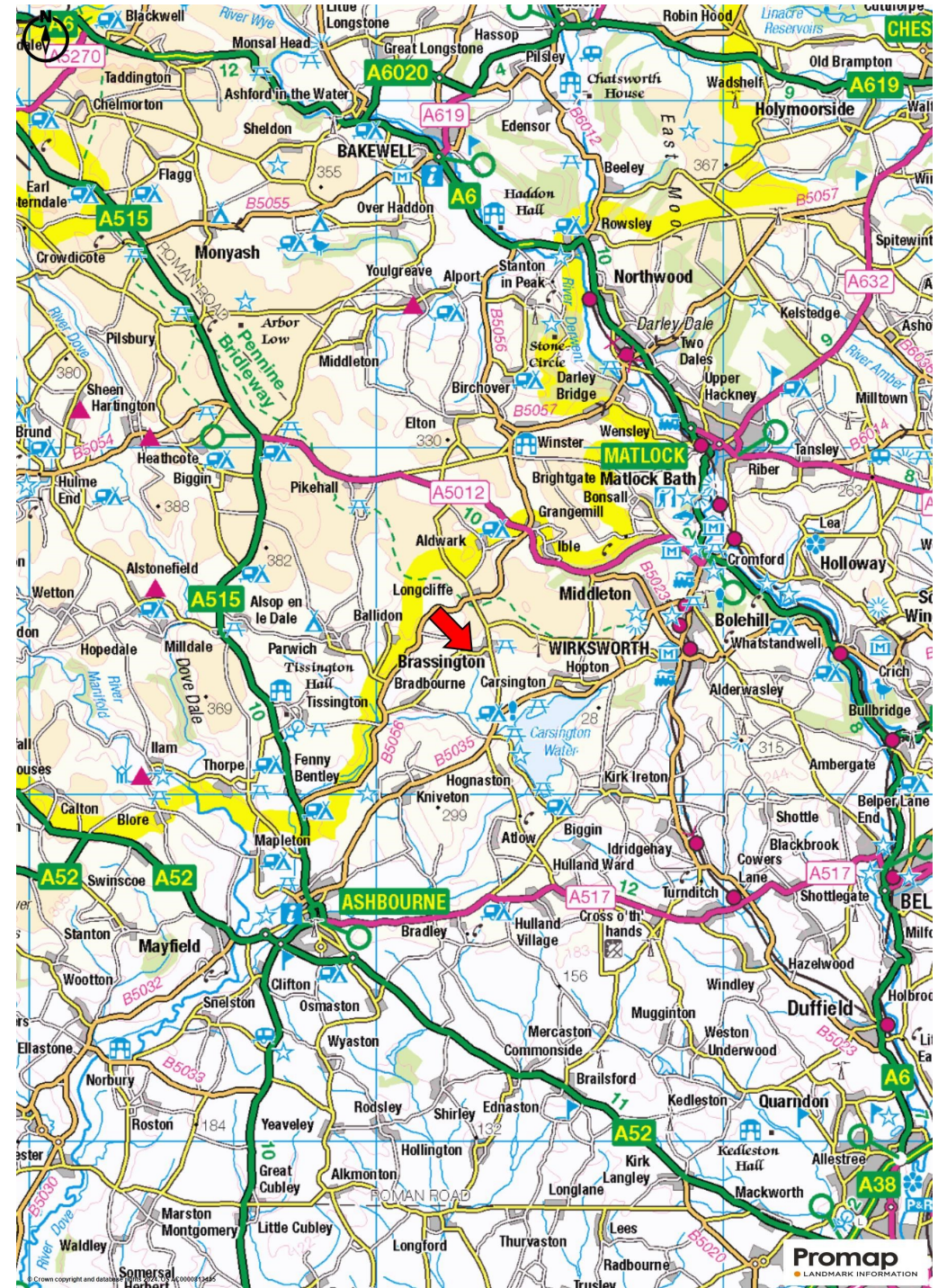
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not defined in these particulars. There is a right of way to pass through the front courtyard to access the front door.

**Energy Performance Certificate:** F

## Local Planning Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock DE4 3NN.

T: 01629 761100







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