



Butterfield House Butterfield Lane
Brackenfield, Alfreton, DE55 6AL
Guide Price £575,000

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£575,000 - £600,000 (Guide price)
Butterfield House occupies an enviable position within the hamlet of Brackenfield. Surrounded by open countryside, the property offers stunning views from sunset to sunrise with a beautifully landscaped south-facing garden and paddock, in addition to an east-facing breakfast terrace. This Victorian semi-detached property was significantly extended and completely renovated in 2019 by the current owner with meticulous attention to detail. The renovation was back-to-brick and included a complete rewiring and re-plumbing with the downstairs of the property now benefiting from underfloor heating. Recently a new, energy efficient 'Clock' wood burning stove has been added to the snug.

The ground floor comprises; A bright and spacious entrance hall with under floor heating and checkerboard flooring, a well appointed modern dining kitchen spanning approximately 9 metres with bi-fold doors opening onto the garden terrace which features stunning views of the rolling countryside. The kitchen is well found with a Rangemaster stove and integrated appliances along with a beautiful Belfast sink. The snug benefits from a wood burning stove and a Georgian sized window filling the room with natural light and framing views of the countryside. There is also a useful utility under the stairs where the newly installed boiler is located.





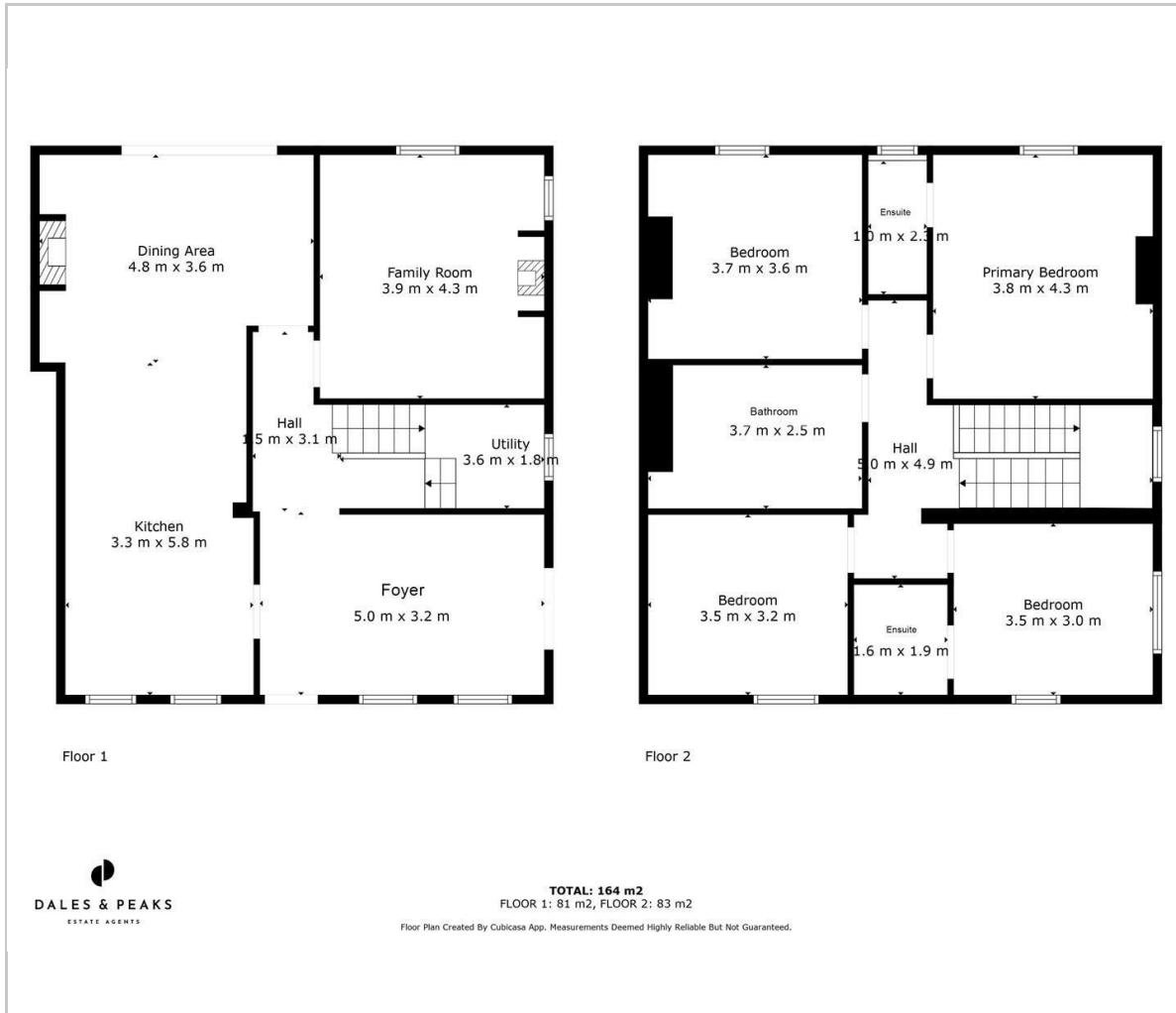
The first floor comprises; Two double bedrooms with recently installed modern ensuite shower rooms, two further double bedrooms and main family bathroom with Heritage bath and sink. All bedrooms provide elevated views, taking full advantage of the enviable situation of this property.

The exterior; The property is approached via a private and discreet lane which leads up the driveway and single garage. The rear garden is approached through recently installed estate fencing in keeping with the area and the paddock is currently used for grazing as it is secured with stock fencing.



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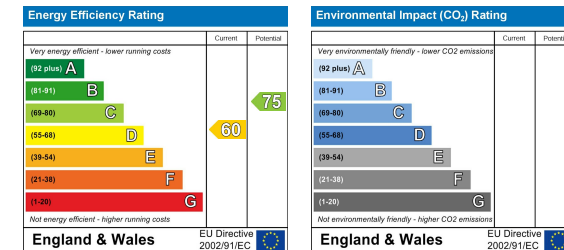
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Matlock Office on 01629 700246 if you wish to arrange a viewing appointment for this property or require further information.

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