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Wheatsheaf House, Main Road
Whatstandwell
£650,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



WHEATSHEAF HOUSE - A most attractive, stone-built four double bedroom cottage of immense style and character. This property offers beautifully appointed accommodation that has undergone a significant scheme of renovation and improvement over recent years. This beautiful Grade II listed home dates back to the 18th Century and offers around 1700 square feet of quality living accommodation and occupies this stunning mature garden plot of around half an acre backing onto woodland and has generous driveway with two garages at the rear including a double detached garage. The beautiful landscaped gardens offer two timber framed summerhouses and various seating areas with stunning elevated views over the surrounding countryside.





The Detail

Wheatsheaf House is a most attractive and spacious stone built cottage of immense style and character. This beautiful Grade II listed home, dates back to the 18th Century was previously the local public house. The property retains a wealth of character with many period features and has been the subject of comprehensive scheme of renovation over recent years, being sympathetically improved and upgraded with quality of finish and attention to detail that really has to be viewed to be fully appreciated.

The spacious living accommodation offers around 1700 square feet of living accommodation with the benefit of an oil fired central heating system with heritage timber framed windows to the front and wood unit double glazed windows to the rear. The property is entered through a timber panelled door into the delightful reception hallway with bar area, this provides access to a spacious sitting room with beautiful stone fireplace with log burner, study/snug with log burner and a stunning open plan dining kitchen with dining area with log burner and french doors giving access to the rear garden and feature tall window with delightful aspect towards the rear garden and woodland. The beautifully appointed kitchen is fitted with stylish dark blue panelled units with woodblock effect worksurfaces and electric range cooker. The kitchen comes complete with comprehensive range of integrated appliances. There is also a separate utility room/wc also with access to the rear garden and stone steps leading down to the cellar.

There is access from the reception hallway to the stairs leading to the first floor passaged landing. This gives access to four well proportioned bedrooms and bathroom. The most spacious primary bedroom also offers potential to create an en-suite if desired.

Outside, the property benefits from a paved foregarden. There is driveway access to the side of Barley Cottage leading to a generous block paved driveway with access to two garages, including a spacious double detached garage measuring 21'5" x 14'10" (This garage also has potential for conversion to further accommodation subject to required consents - Plans available on request) There is also a further good sized garage measuring 15'8" x 13'5".

A true feature of this property is the generous mature plot with extensive mature gardens backing onto woodland. The overall plot extends to over half an acre 0.52 acre. The gardens offers extensive lawned areas backing onto woodland with various seating areas and two timber framed summerhouses.







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The Location

Set in the tranquil village of Whatstandwell, this property offers an idyllic rural lifestyle with stunning views of the surrounding Derbyshire countryside. Nestled between the rolling hills of the Derbyshire Dales and the Peak District National Park, it is a haven for outdoor enthusiasts. Residents can enjoy numerous scenic walking and cycling routes nearby, such as the Cromford Canal towpath, Shining Cliff Woods, and the nearby Derwent Valley Heritage Way, perfect for soaking up the area's natural beauty.

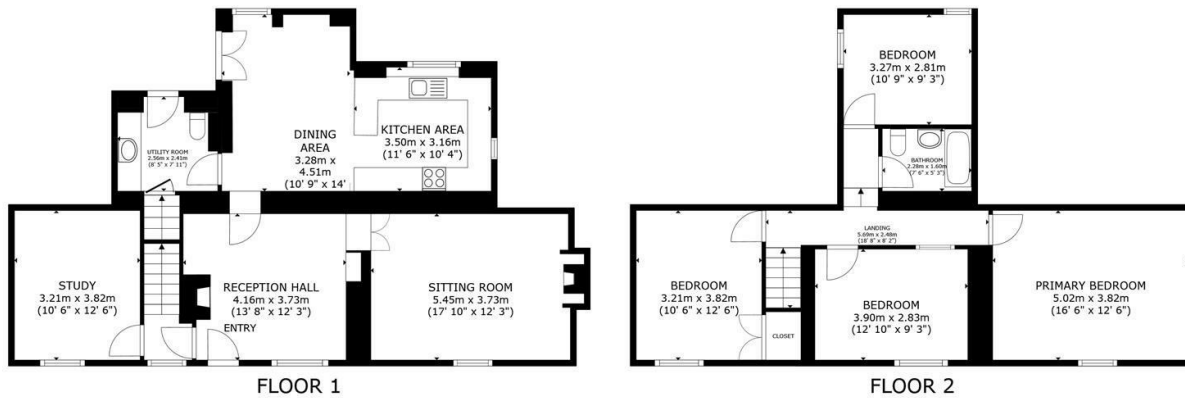
Whatstandwell benefits from easy access to both Matlock and Matlock Bath, the latter offering riverside walks, charming cafes, and popular attractions such as the Heights of Abraham and Gulliver's Kingdom. The larger market towns of Ambergate and Belper are just a short drive or train ride away, offering a wider selection of shops, restaurants, and leisure facilities.

For commuters, Whatstandwell train station provides regular services to Derby and Nottingham, while local bus services offer excellent links to nearby towns. The A6 road network ensures quick and easy access to the surrounding region. Combining stunning scenery with great connectivity, Whatstandwell offers a peaceful village setting with everything you need within easy reach.









GROSS INTERNAL AREA
 FLOOR 1 91.4 m² (984 sq.ft.) FLOOR 2 70.2 m² (755 sq.ft.)
 TOTAL: 161.6 m² (1,739 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Beautiful Grade II Listed Stone Built Home of Style & Character
- Generous Mature Plot of around Half an Acre with Extensive Gardens
- Many Period Features & Sympathetically Renovated
- Around 1700 Square Feet of Beautifully Appointed Accommodation
- Reception Hallway, Study & Beautiful Sitting Room with Log Burner
- Superb Open Plan Dining Kitchen with Log Burner, Utility Room & Cellar
- Four Double Bedrooms & Bathroom
- Delightful Mature Gardens with Two Timber Framed Summerhouses
- Generous Driveway with Two Garages including a Double Detached Garage
- Beautiful Derbyshire Village location offering easy access to Matlock & Belper

Size

Approx 1739.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

E

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