



Stayley Cottage
Mooredge Farm Knabb Hall
Lane
Tansley
Derbyshire
DE4 5FS

Per Calendar Month

- Character building
- Newly decorated throughout
- Modern electric heating
- Fantastic views across the local countryside
- Three bedrooms
- Utility room
- Parking for two cars

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A stone built barn conversion offering up to date living accommodation with the added benefit of modern thermostatic electric heating and double glazing throughout. The living accommodation briefly comprises, open plan living/dining room with feature fireplace and wood burning stove, well-equipped kitchen, two double bedrooms to the ground floor both with en-suite facilities, utility room with shower room, Third bedroom to the first floor with superb views.

To the front of the property is a low maintenance garden with patio, parking and unrivalled view over the surrounding Derbyshire Countryside,

LOCATION

Tansley is a popular village with a good range of amenities available locally including a primary school and three local public houses. Matlock is approximately one and a half miles away which in turn provides a more comprehensive range of facilities including shops, schools and leisure facilities. The A38 is approximately six miles to the east which provides swift onward travel to both the north and south, other nearby regional centres and the main motorway network.

ACCOMMODATION

ON THE GROUND FLOOR

OPEN PLAN LIVING DINING ROOM

5.68 x 4.20 (18'7" x 13'9")

Flagstone flooring, feature fireplace incorporating a wood burning stove with dressed stone surround, modern electric heating, pine clad ceiling, exposed beams, UPVC double glazed double doors leading to the garden with unrivalled views, glazed and panelled door provides access to the rear courtyard and there are two further sealed unit double glazed windows to the rear elevation.

KITCHEN

3.72 x 1.66 (12'2" x 5'5")

Ceramic flooring, range of base, wall and drawer units having matching wooden cupboard and drawer fronts, laminated preparation surfaces with inset 1½ basin sink unit and draining board, integrated electric fan assisted oven and built-in four ring electric hob, fridge/freezer and dishwasher. Complementary tiled splashbacks, modern electric heating and sealed unit double glazed window to the rear elevation.





INNER LOBBY

Leads to:-

BEDROOM ONE

3.20 x 3.11 (10'5" x 10'2")

Newly decorated, modern electric heating, built-in wardrobes with drawer storage and UPVC double glazed window with pleasant southerly views. Double glazed double doors provide access to the side. Doorway leads to:-

EN-SUITE

Comprising, low flush w.c., pedestal wash hand basin, shower cubicle with thermostatic mixer shower, floor to ceiling ceramic wall tiling, thermoplastic flooring, modern electric heating, extractor fan and obscure double glazed window to the rear.

BEDROOM TWO

3.65 x 2.81 (11'11" x 9'2")

Wardrobes, vanity unit with wash hand basin, modern electric heating and doorway leads to:

UTILITY ROOM

3.65 x 2.80 (11'11" x 9'2")

Well sized utility room with worktop and basin, space available for washing machine with plumbing available.



SHOWER ROOM

Shower cubicle, low flush w.c., modern electric heating, floor to ceiling ceramic wall tiling, thermoplastic flooring and extractor fan.

BATHROOM

White suite comprising, low flush w.c., pedestal wash hand basin and panelled bath, thermoplastic flooring, floor to ceiling ceramic wall tiling, extractor fan, double radiator and obscure double glazed window to the rear.

TO THE FIRST FLOOR

BEDROOM THREE

2.51 x 2.28 (8'2" x 7'5")

Modern electric heating, built-in wardrobes and UPVC double glazed window with pleasant views to the front.

OUTSIDE & GARDENS

Directly to the front of the property, is a low maintenance garden with good size patio and lawn.

Adjacent parking area providing ample off-street car standing.

To the rear of the property, is a shared, paved courtyard. Parking is also found to the front of the property.



DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along the A6 passing the Sainsbury's Superstore and upon reaching the roundabout junction, turn right for Matlock, proceed into Matlock over the Crown Square roundabout onto causeway lane (A615). Continue along this road passing over the mini roundabout junction, passing Matlock Town F.C., thereafter leave Matlock and pass through the village of Tansley. Just after Matlock garden centre turn left onto Red Hill (B6014), take the next turning left into Knabb Hall Lane, proceed along Knabb Hall Lane before turning left into Moor Edge Farm where Stayley Cottage will be located at the end of the farm track.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

VIEWING


Strictly by appointment only through Scargill Mann & Co 0133 206620.

SALES OFFICE

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 		
England & Wales		