



Nook Cottage, 29 Church Street, Bonsall, Matlock, DE4 2AE
£1000pcm



- Detached Characterful Cottage
- 3 Bedrooms
- Family Bathroom
- Off Road Parking

- Ideal Location On The Edge Of The Peak District National Park
- Dining Room
- Fitted Kitchen
- Spacious Sitting Room

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Nook Cottage, 29 Church Street, Bonsall, Matlock, DE4 2AE

popular village of A well presented detached characterful cottage located close to the centre of the Bonsall. Offering three bedrooms, family bathroom, spacious sitting room, dining room and fitted kitchen. The property has the benefit of an off road parking space and a small cottage style garden.

Bonsall is a delightful historic village nestling in the Derbyshire hills surrounded by wooded hillsides with pleasant walks and fine views. Being ideally located on the edge of the Peak District National Park within easy reach of the towns of Matlock, (3.8 miles) Wirksworth (3.4 miles) and Bake well (9.4 miles) and within commuting distance of Nottingham and Derby.

Entering the property via a panelled entrance door which opens to:

DINING ROOM 12'5 x 11'8 (3.78m x 3.56m)

With a front aspect double glazed sliding sash window, staircase rising to the first floor accommodation and a feature fire opening with a dressed stone surround and raised hearth housing a multi fuel stove. To the side of the chimneybreast there are built in storage cupboards. The room has a central heating radiator with thermostatic valve, and a telephone point. A batten door opens to a useful under stairs cupboard with a side aspect window and housing the gas fired boiler which provided hot water and central heating to the property, there is space and connection for a washing machine currently with a AEG appliance installed. From the dining room a pair of half glazed doors open to:

KITCHEN 20' x 2'3 widening to 6'8 (6.09m x 0.68m widening to 2.03m)

A split level room with dual aspect windows, ceramic tiles to the floor and a good range of kitchen units in a shaker style finish with cupboards and drawers set beneath a timber effect work surface with tiled splashback, there are wall mounted storage cupboards and open display shelves. Set within the work surface is a sink unit with antique style mixertap, and a four burner gas hob over which is an extractor hood, beneath the hob is a fan assisted electric oven. There is an integral fridge and freezer as a well as a vertical central heating radiator.

From the dining room steps rise to:

SITTING ROOM 12'9 x 11'6 (3.89m x 3.5m)

Having a front aspect double glazed sliding sash window and a side aspect bow window, with window seat, overlooking the garden. A half glazed stable style entrance door open onto the garden. The room has a feature fireplace with a dressed stone surround and raised hearth housing a multi fuel stove. To the side of the chimney breast is a fitted display shelf. There is a central heating radiator with thermostatic valve, and a television aerial point.

From the dining room a staircase, with turned spindles and newels, rises to:

FIRST FLOOR LANDING 12'2 x 3'8 (3.71m x 1.1m) max measurements

With a side aspect double glazed window, overlooking the village to the open countryside beyond. Batten doors with thumb latches open to:

BEDROOM ONE 12'9 x 11'11 (3.89m x 3.63m)

Having dual aspect windows and central heating radiator with thermostatic valve.

BEDROOM TWO 8'5 x 6' (2.56m x 1.83m)

Having front aspect upvc double glazed window, central heating radiator with thermostatic valve, and built in storage cupboards.

BEDROOM THREE 10'9 x 4'8 widening to 7'1 (3.28m x 1.42m widening to 2.16m)

A characterful room with a sloping ceiling creating restricted head height to one side, there is a double glazed side aspect window, feature exposed stone work and central heating radiator with thermostatic valve.

FAMILY BATHROOM 8'4 x 3' and 6' x 4'5 (2.54m x 0.9 and 1.83m x 1.34m)

An L shaped room with a borrowed light window to the landing, ceramic tiles to the floor and suite with panelled bath with Mira electric shower over, low level cistem WC and wall hung wash hand basin. The room has a ladder style radiator and an extractor fan.

OUTSIDE To the side of the property a flagged area which provides off road parking, there are raised borders idea for flowering plants. To the opposite side of the property is a small cottage style garden enclosed by stonewalls and having borders stocked with ornamental shrubs.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

DIRECTIONS Leaving Matlock along the A6 towards Derby upon reaching Cromford turn right along the A5012 taking the second right into water lane, turn right opposite the Via Gellia mill into Clatterway, follow the road up towards Bonsall village, at the centre of the village turn right by the old market cross into Church Street where the property can be found on the left hand side.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

