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Wesleyan House, West End , Brassington, Matlock, DE4 4HL
£975 pcm



- Detached stone house
- Upside down living designed to appreciate the countryside views
- Three bedrooms
- Sitting room with feature stone fireplace and log burner
- Bathroom with original roll top bath
- Underfloor heating throughout
- Parking area for two vehicles
- Stunning views

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Full details to follow

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An exceptionally well-presented, detached, stone-built, upside-down property, ideally located close to the centre of the popular village of Brassington. The accommodation offers: three bedrooms; family bathroom; spacious first floor sitting room, open to the apex of the roof; dining kitchen; utility room; and second floor loft room, creating a delightful study / work-from-home space / leisure room etc. The property enjoys far reaching views and has the benefit of parking for two cars.

Brassington is an attractive village of quaint stone-built character properties set amidst fabulous open countryside, on the edge of the Peak District National Park, close to Carsington water. Conveniently situated for the towns of Ashbourne (6 miles) and Wirksworth (5 miles) the village has two pubs, a primary school, and Church. The cities of Derby and Nottingham are within commuting distance.

Entering the property via a hardwood half-glazed entrance door, which opens to:

RECEPTION HALLWAY Having slate tile to the floor, staircase rising to the upper floor accommodation with a useful under-stairs storage cupboard, and ledged and braced batten doors opening to:

BEDROOM ONE Having a pair of front-aspect hardwood double-glazed windows with views to the countryside that surrounds the village. The room has individually-controlled underfloor heating.

BEDROOM TWO With double-glazed hardwood windows overlooking the rear of the property. The room has individually-controlled underfloor heating.

FAMILY BATHROOM A partially-tiled room with rear-aspect double-glazed windows with obscured glass, natural slate tiles to the floor, and suite with: double-ended bath set upon ball and claw feet, over which is a mixer shower with curved glass shower screens; semi-countertop wash hand basin set within a marble-effect worksurface having storage cupboards beneath; and concealed-cistern WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan. Louvered doors open to an airing cupboard, housing the hot water cylinder and the manifolds for the underfloor heating.

BEDROOM THREE With front-aspect double-glazed hardwood windows overlooking the forecourt garden. The room has individually-controlled underfloor heating.

From the hallway, a three-quarter turn staircase rises to:

FIRST FLOOR LANDING Having a conservation Velux rooflight window, and ledged and braced batten doors opening to:

SITTING ROOM A delightfully light and spacious room, open to the apex of the ceiling, with exposed roof timbers. There are dual-aspect double-glazed casement

windows, enjoying the superb far-reaching views over the open countryside that surrounds the village, with the rear windows overlooking open fields. There is a further Velux rooflight window, lending extra light to the room. The room has light wood-effect laminate flooring, and a fine feature fire opening with a dressed stone surround and raised hearth, housing a multi-fuel stove. The room is illuminated by a wall and centre light points, and there is a television aerial point with a satellite facility. A narrow-width staircase rises to:

SECOND FLOOR LOFT ROOM With a rear-aspect conservation rooflight window overlooking the open fields to the rear of the property. The room is open to the stairwell with a gallery rail, and has light wood-effect laminate flooring and low-energy downlight spotlights. The room has an Open Reach master socket with internet connection.

From the first floor landing, a further ledged and braced batten door opens to:

DINING KITCHEN A spacious dining kitchen with front-aspect hardwood double-glazed windows, taking advantage of the delightful views over the village to the open countryside beyond. The room has natural limestone tiles to the floor, exposed beams to the ceiling, and a good range of kitchen units in a light oak-effect finish with cupboards and drawers beneath a polished granite worksurface with a matching upstand and tile splashback. There are wall-mounted storage cupboards and glass-front display cabinets. Set within the worksurface is an under-mounted stainless sink with mixer tap, and a four-ring ceramic hob, over which is a cooker hood. Fitted within the kitchen is a Hotpoint eye-level double oven and grill. Integral appliances include a fridge, freezer, and a slimline dishwasher. The room is illuminated by downlight spotlights and there is ample space for a family dining table. A half-glazed hardwood entrance door opens to an exterior stone staircase, giving access to the forecourt garden.

A further ledged and braced batten door opens to:

UTILITY CLOAKROOM Having a rear-aspect double-glazed window with

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.

