



Church Cottage, Stanton-In-The-Peak DE4 2LX

welcome to

Church Cottage Main Road, Stanton-In-The-Peak Matlock

Come and experience the tranquillity and beauty of Church Cottage. Contact us today to arrange a viewing and discover the potential for a peaceful and picturesque lifestyle.

Dining Room

12' 9" x 11' 7" (3.89m x 3.53m)

A beautifully proportioned dining room. The original quarry tiled flooring and a natural stone Derbyshire fireplace with a raised stone hearth and custom burning stove create a warm and inviting atmosphere. Mullion windows with secondary glazing offer delightful views of the front garden. Ceiling beams, recessed spotlights, and exposed natural stone walls add to the charm and character of this space.

Sitting Room

13' 9" x 12' (4.19m x 3.66m)

The sitting room is another well-proportioned room with revealed wooden boarded floors and dual aspect stone windows with secondary glazing. Take in the length of the views over the gardens towards Haddon and enjoy the cosy ambiance created by the rustic brick fireplace with an antique pine surround and log burning stove. The room is elegantly decorated with a two-tone ceiling that adds to the overall charm.

Breakfast Kitchen

14' 4" x 6' 10" (4.37m x 2.08m)

The breakfast kitchen is equipped with a contemporary country-style fitted kitchen, complete with large Silestone work tops and an under counter Belfast sink unit. The range cooker with a canopy extractor is perfect for culinary enthusiasts, and the built-in appliances, including a larder fridge and freezer, provide convenience. Ceiling beams, spotlights, and secondary glazed windows offer delightful views of the cottage garden.

Utility And Cloakroom

The rear entrance leads to a utility area with built-in storage cupboards and a quarry tiled floor. The

ground floor cloakroom features a luxurious suite with a WC, wash basin, and double-glazed window.

First Floor Landing

The staircase from the dining hall leads to a spacious first-floor landing. The revealed wooden treads and carpeted landing provide a charming ambiance. Access to the roof space is available, offering additional storage. Church Cottage offers three delightful bedrooms.

Master Bedroom

14' x 12' (4.27m x 3.66m)

The master bedroom boasts a dual aspect with stone mullioned windows with secondary glazing that offer elevated views of the gardens and the distant horizon. The room also benefits from a walk-in wardrobe offering potential for further storage or ensuite facilities.

Bedroom Two

14' 4" x 10' 1" (4.37m x 3.07m)

Front facing windows with secondary glazing providing cottage garden views, a radiator, and vaulted high ceilings with timber truss beams exposed.

Bedroom Three

A charming side bedroom with extensive over-stairs storage.

Bathroom

The luxurious fitted house bathroom features a large corner glass and tile enclosure with a thermostatic shower, as well as a slipper bath on claw and ball feet. A pedestal wash basin and adjacent WC complete the space. Double glazed windows provide views over the front gardens, and the floor is ceramic tiled in timber pattern.





Detached Double Garage

The garage has been converted into a stylish home fitness studio complete with double pairs of Thermo wood Bi-fold doors, an oak side entrance door, and a contemporary log burning stove with electric underfloor heating. The laminate flooring and recessed ceiling spotlights add a modern touch. The upper floor offers ample storage or workspace, fully insulated, and equipped with roof lights, with the further potential to be make the whole building into a self-contained annex with planning permission acquired.

Gardens

The gardens surrounding Church Cottage are a true delight, mainly laid to lawn and bordered by natural stone walls. Access to the churchyard and footpath allows for breathtaking views of the distant horizon and the direction of Chatsworth over the Haddon estate.



Further Outbuildings

A further detached stone outbuilding at the rear of the property that serves as the fourth bedroom or Sunroom Office Space. Fully insulated with electric radiator and stunning views towards Bakewell and the Dales. This could easily be connected to the main property if planning permission is sought. Altogether adding to the overall charm and versatility to the property.



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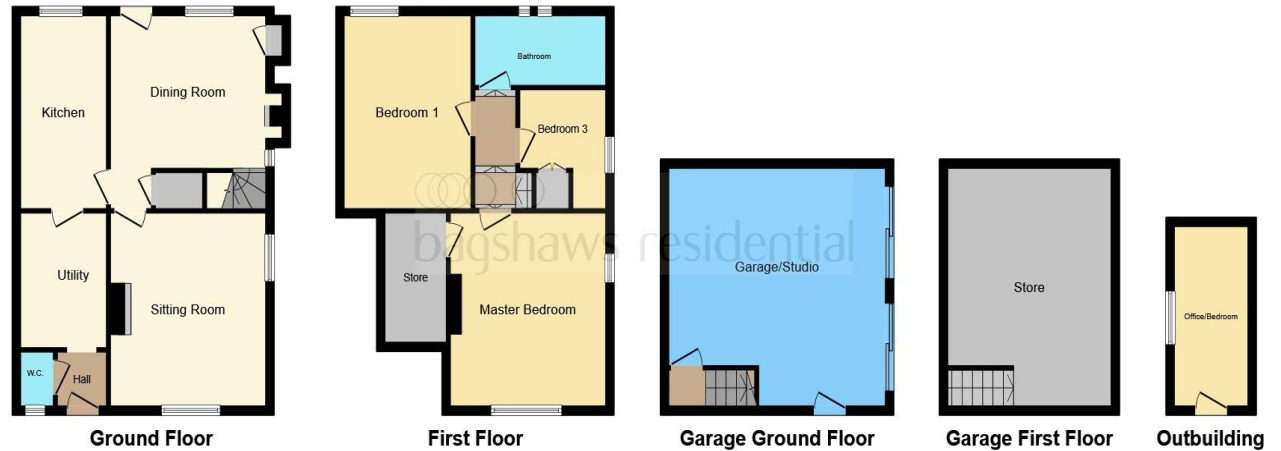
welcome to

Church Cottage Main Road, Stanton-In-The-Peak Matlock

- Three/four Bedrooms
- Extended Grade II Listed Cottage
- Off Road Parking for multiple cars
- Large Detached Double Garage/Studio with potential to be made into a self-contained annex subject to necessary consents
- Character Features throughout

Tenure: Freehold EPC Rating: Exempt

£575,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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