

Hallis Cottage

Brassington, Matlock, DE4 4HA



Two-bed stone cottage in popular Brassington village with no upward chain. Ideal renovation project with two reception rooms, large garden, off-street parking, and fibre broadband. Close to pubs, walks, school, and well placed for Ashbourne, Wirksworth and Matlock.

£280,000

John German

Situated in the sought-after village of Brassington, Hallis Cottage is a two-bedroom stone property offering a rare opportunity for buyers looking to renovate and personalise a home in a well-connected rural setting. With no upward chain, this cottage presents a blank canvas and a wealth of potential to create a beautiful cottage to individual taste. The layout includes two reception rooms and two double bedrooms, providing flexible living space, while the availability of fibre broadband makes the property well-suited for home working.

Externally, the property benefits from off-street parking and a large garden. The village location is particularly appealing, with local pubs, scenic walking routes, and a primary school all within easy reach. Brassington is a popular area for those seeking a quieter pace of life while still maintaining convenient access to nearby towns and amenities at Ashbourne, Wirksworth and Matlock.

Entering the property, the reception hallway provides access to both the sitting room and dining room, with stairs leading to the first floor.

The dining room features an open fireplace and built-in storage, with a window to the front offering far-reaching views of the surrounding countryside. A door leads through to the kitchen.

The kitchen is fitted with quarry tile flooring and rolled-edge work surfaces incorporating a stainless steel sink with drainer and chrome mixer tap, set against a tiled splashback. There is a range of base cupboards and drawers, appliance space including plumbing for a washing machine, and space for a freestanding electric oven and additional white goods. Wall-mounted cupboards provide further storage.

The sitting room is a generously sized reception space with windows to the front framing countryside views. A door gives access to an understairs store which houses the recently installed Worcester boiler.

On the first floor, the landing leads to both bedrooms and the bathroom. Bedroom one is a well-proportioned double with a front-facing window capturing the elevated rural outlook. Bedroom two is also a spacious double with countryside views and includes a built-in overstairs cupboard with hanging rail and shelving, along with loft access.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, WC, bath with chrome taps, a double shower enclosure with mains-fed chrome shower, and an electric heater.

Outside, the property benefits from a driveway to the side, providing off-street parking-a rarity in the village. Additional external features include a timber shed, oil tank, and a useful former coal house with an attached outbuilding for extra storage. To the front, there is a block-paved seating area enjoying elevated views across Brassington and the surrounding landscape, with a further lawned garden bordered by established plants and shrubs.

Please note the property does not have a registered title.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Off road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: / Tax Band
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA26032025

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81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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