



# BRICKS + MORTAR



## Main Street, Kirk Ireton, DE6 3JP

**£360,000**

This immaculate home is packed with quality upgrades, decorated to a high standard and located in one of the most sought-after locations in the area. The home includes a high-quality Merlyn 10 shower, oak kitchen worktops with Neff induction hob, upgraded electrics including lots of new power points (great for flexible room layouts) and an EV-charging point to the off-road parking space.

Situated in the heart of Kirk Ireton, the home has an entrance leading through to the living room and on through to the large dining kitchen. On the first floor are two good-sized double bedrooms and that sumptuous shower room. The main bedroom on the second floor is dreamy and flooded with light from two tall Velux windows. To the front of the home is an easy-to-maintain small lawn and privet hedge. The rear garden has a patio area perfect for outdoor dining/drinks and steps up to your off-road parking space.

Kirk Ireton itself is a pretty hill village in the Derbyshire Dales. The local primary school has an Outstanding Ofsted rating. The famous Barley Mow public house welcomes locals, walkers and cyclists for real ales and weekend meals and there is a beautiful Norman church, a village shop and village hall. The village field includes a football pitch, boules rink and tennis court, whilst a separate children's playing field offers a playground and more outdoor space.

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### Front of the home

Constructed in 1997 and with a sandstone facade, this pretty home has a manicured low-level privet hedge and small rectangular lawn, within which is planted a young yew tree. Like all windows in this home, the living room and upstairs bedroom windows facing you are double-glazed and timber-framed. Bound up the two stone steps and through the attractive new timber front door into the entrance porch.

### Entrance Porch

With a tiled floor and high ceiling, this is the perfect place to kick off muddy boots after a hearty walk on one of the many hilly routes in and around the village (you'll be in countryside within 5 minutes, no matter which direction you head). A heritage-style radiator on the right is replicated throughout the home and is indicative of the quality you're going to find throughout. A solid timber shelf sits above. There is a ceiling light fitting, space for coat hooks on the wall and a timber tongue-and-groove door with ironwork handle leading through to the living room. Again, this door is the same as all the other internal doors within this beautiful cottage.

### Living Room

12'7" x 12'5" (3.84 x 3.81)

What a splendid entrance to the home! This room faces due south and natural light pours in through the double picture-book window at the front. And with the kitchen door open, you have light coming through from the rear of the home too. With the crisp white decor and high ceilings, it's an uplifting, yet warm and cosy room. The living room is carpeted and the Morso wood-burning stove takes pride of place upon a stone hearth, with a sturdy oak mantelpiece above. To each side of the fireplace are alcoves with quality fitted cabinets with soft-closing doors. There is plenty of bespoke shelving (three shelves on the left and two on the right, providing space for a wall-mounted TV on that side). Within the cabinet to the left is an open log store.

The blinds in this room and - where there are blinds - in all other rooms are included in the sale. This room also has a useful under-stairs cupboard, skirting boards and ceiling light fitting.

### Kitchen-Diner

15'8" x 9'6" (4.79 x 2.91)

This bright and spacious room is packed with quality upgrades and is a great spot to gather with friends and loved ones - especially on a sunny day, when you can move easily between the living room and garden to dine and socialise. The room has a flagstone tiled floor. On the left is lots of space for a six-seater dining table and chairs, plus power points and room for a large fridge-freezer. There is another heritage-style radiator on the wall and recessed ceiling spotlights cover both the dining area and kitchen.

In the kitchen area, the thick solid oak worktops perfectly complement the country-style kitchen - which has low- and high-level cabinets (including one floor-to-ceiling pantry cupboard), drawers and open shelving. An integrated Hoover oven and grill sits beneath a Neff integrated hob, with Miele extractor fan above. In front of the double window is an impressive and rather lovely large ceramic 1.5 Belfast sink and drainer with traditional-style chrome mixer tap. Below the worktop is an integrated refrigerator and space and plumbing for a washing machine/washer-dryer. Lots of power points throughout this room give you lots of options for where to place small appliances.

Beside a double window in the dining area, the half-glazed back door leads out to the rear garden.

### Stairs to first floor landing

A decorative wrought-iron handrail on the right guides you up the carpeted stairs to the first floor landing. This is a lovely bright, open space with a south-facing window at the far end. The landing is also carpeted and has another of those heartwarming (and warming!) beautiful radiators. There are two ceiling light fittings and doors lead into the shower room and bedrooms 1 and 2. Stairs at the far end lead up to the impressive third bedroom.

### Family Shower Room

6'2" x 6'1" (1.89 x 1.87)

We adore this room, which has the feel of a boutique hotel shower room. The showpiece is the Merlyn 10 shower, featuring a rainforest shower head (plus additional attachment) and 10mm toughened glass sliding door. The shower has a Merlyn slate floor and white brick-style floor-to-ceiling tiles, with an in-wall recess for shower gels and shampoo.

A stylish rectangular ceramic sink with curved edges and chrome mixer tap sits atop a marble plinth with a high-quality wooden vanity unit underneath. The whole room feels light and that's in part due to the new light oak-effect ceramic tiled floor and painted top-half of the room. The antique-style WC with pipework and cistern and panelled bottom half of the walls only adds to the elegance.

We loved the little touches, such as the state of the art "intelligent" Greenwood extractor fan which are energy-efficient (their website claims it costs less than 1p per year to run!). The room also has a vertical heated towel rail, ceiling spotlights and frosted double-glazed window.

### Bedroom One

11'8" x 9'3" (3.56 x 2.83)

This double bedroom at the rear of the home has views over the rear garden and your parking space towards the pretty jumble of rooftops, dry-stone walls and trees. The room is carpeted, has skirting boards, a ceiling light fitting and new radiator.

### Bedroom Two

10'8" x 9'3" (3.27 x 2.82)

Positioned at the front of the home, this is the room that benefits most from the south-facing aspect. Lots of natural light pours, uninterrupted, into this room throughout the day. This double bedroom room is carpeted and has a new radiator, skirting boards and a narrow alcove handy for storing items such as an ironing board and vacuum cleaner.

### Bedroom Three

14'1" x 12'5" (4.31 x 3.81)

What a magnificent room! Ascending the carpeted stairs from the first floor landing, you turn left at the top of the stairs and enter this impressive, light and open space. Two tall Velux windows flood light in and offer splendid views over rooftops and trees to the hilly countryside beyond the edge of the village. The ceiling light fitting at the apex of the vaulted ceiling provides additional light. Along the left-hand side of the bedroom are fitted wardrobes - two double and one single wardrobe. There is then plenty of additional space for a double or king-size bed plus bedside cabinets and chests of drawers, etc. This room has a radiator and plenty of additional power points too. It's a lovely peaceful sanctuary in this dazzling home.

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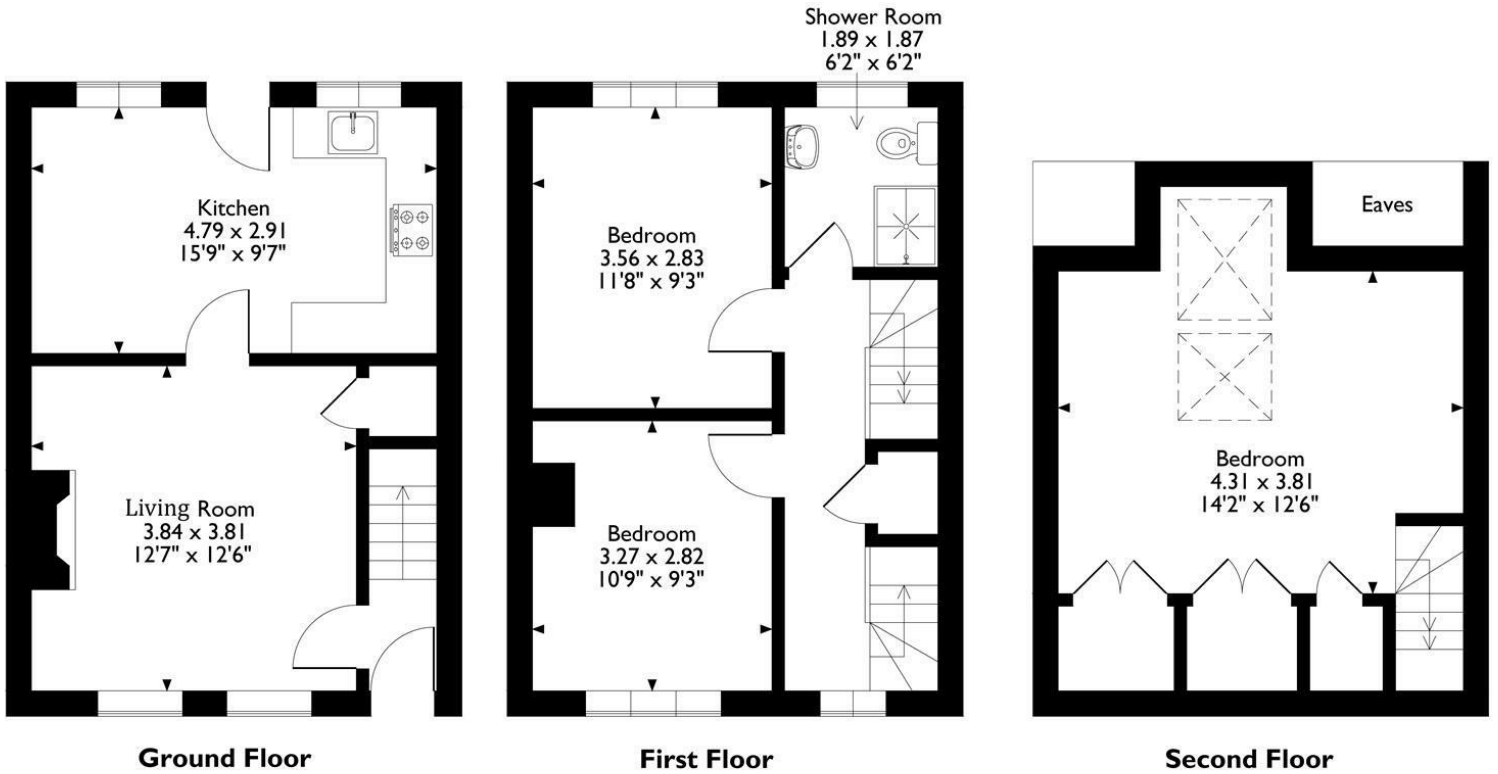
### Rear Garden

A flagstone paved patio area has room for a patio dining set in a sheltered area directly accessible from the kitchen-diner. As noted earlier, it's a great social area and a lovely spot for a morning coffee too. The lower part of the garden has an EV charging point (leading up to the parking space above), outside tap and also houses the oil tank and boiler.

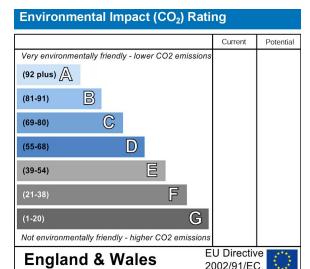
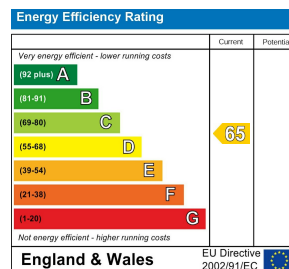
Head up stone steps and beneath the beautiful arch with flowering clematis and modern planters on both sides to your gravelled parking area.



## Hazel Cottage Approximate Gross Internal Area 91 Sq M / 980 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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