



## Church Street, Fritchley, DE56 2FQ

This wonderful former chapel is located in the heart of the village and occupies an elevated position, with spectacular far reaching countryside views. Packed with original features and offering versatile living space, this is a lovely home in a splendid, sought-after location.

On the ground floor, the central entrance hallway has parquet flooring and a grand staircase. Doors lead off to all ground floor rooms which are the breakfast kitchen and utility room, sitting room, dining room, a ground floor bedroom (or third reception room) and family bathroom.

On the first floor are three further double bedrooms and a family shower room.

To the front is off-road parking for 2-3 vehicles and a detached garage, as well as a sun room. An easy-maintenance garden wraps around the south and east side of the home, with pretty planted borders and plenty of vantage points from which to drink in those tremendous views.

Fritchley is a popular village with primary school and a public house. The wonders of the Peak District are located northwards with the UNESCO World Heritage village of Cromford, Matlock and Matlock Bath, Bakewell, Buxton, Chatsworth House and much more besides within an easy drive. Commutes in under an hour can be undertaken by rail to Derby and by road to Nottingham, Sheffield, Derby and other nearer towns on the M1 corridor.

- Converted formal chapel
- Packed with original features
- Spectacular far-reaching views
- Four double bedrooms and two bathrooms
- Off-road parking for 2-3 vehicles
- Detached garage and outbuilding
- Grand staircase
- Parquet flooring and arched windows
- Vacant possession and no upward chain
- Pleasant village location

**£400,000**

# Church Street, , Fritchley, DE56 2FQ

## Front of the home

Enter the block paved driveway between two rockeries which are packed with colourful bushes and trees. Currently with space for two vehicles, there is easily space for a third should you wish to remove the curved flower bed in front of the sun room. A detached stone garage on the left has an up-and-over door, whilst a gate to the right of that leads to a path and stone outbuilding, plus cool shaded outdoor storage space.

This pretty stone-built chapel has a tiled roof and uPVC windows. Approaching the front door, there is a sun room on the right and a timber stable door leads into the main house.

## Sun Room

11'7" x 4'9" (3.55 x 1.45)

Sliding doors open to this light room with floor-to-ceiling windows and a pitched roof. With a ceramic tiled floor, this is a great spot to read, relax and watch the world go by.

## Entrance Hallway

With a high ceiling and tiled floor, there is space for seating (as shown by the church pew currently) and on the right is a tall cupboard and boiler.

A wooden door leads into the breakfast kitchen and an open archway leads through to the wider hall area. This splendid space has parquet flooring and a grand oak staircase. There is a radiator, plenty of room for furniture and seating with wooden doors leading into the sitting room, dining room, ground floor bedroom and bathroom.

## Breakfast Kitchen

13'9" x 10'11" (4.2 x 3.35)

This large L-shaped room is bathed in light, with windows on three sides (to the east, south and west). The wide U-shaped quartz worktop has lots of country style cabinets beneath, plus two above in the left-hand corner. The kitchen includes a Hotpoint electric oven with four-ring gas hob and extractor fan above. There is a modern 1.5 sink and drainer with chrome mixer tap. The quarry tiled floor and high beamed ceiling contribute to the sense of style and space. The room has a ceiling light fitting, radiator and wall lights, whilst an open archway leads through to the utility room. In this room are two worktops, high and low level cabinets, a full-height cupboard and space for a fridge-freezer.

## Sitting Room

21'1" x 14'3" (6.45 x 4.35)

Two east-facing windows offer spectacular long-range views beyond the village to the wide valley below and also bring lots of natural light flooding in. This is a bright room, which is carpeted and has a radiator, ceiling light fitting and two sets of wall lights. The substantial brick feature fireplace and hearth on the left still leaves plenty of room for furniture and perhaps even a dining space at the far end of the room - very useful if you wanted to create a fifth bedroom in the current dining room.

## Dining Room

13'6" x 10'7" (4.12 x 3.25)

The formal dining room is carpeted and has a south facing and west facing window. There is plenty of room for a dining table and additional furniture. There is also a radiator and ceiling light fitting.

## Bedroom Four

13'7" x 10'0" (4.15 x 3.05)

With the bathroom next door, this is a perfect ground floor bedroom. It could also be a dedicated home office or third reception room. This room is carpeted and has a radiator, ceiling light fitting, west-facing window and smaller north-facing window.

## Bathroom

7'3" x 6'10" (2.22 x 2.1)

With a ceramic tiled floor, the bathroom has a bath with chrome mixer tap and shower attachment, with floor-to-ceiling tiled surround. The ceramic pedestal sink has chrome taps and there is a ceramic WC. The room also includes a frosted double glazed window, vertical heated towel rail and ceiling light fitting.



## Stairs to first floor landing

Deserving of a dedicated section, the grand staircase leads up past a tall arched window to the galleried landing on the first floor. There is a chandelier light fitting and beamed ceiling which are befitting of the grandeur of this space. Wooden doors lead into the three bedrooms and shower room and there is a loft hatch overhead.

## Bedroom One

19'0" x 14'3" (5.8 x 4.35)

This huge L-shaped bedroom has oak floorboards, two east-facing arch windows (with wonderful elevated views) and a north-facing window too. The high ceiling has two original beams and a light fitting. There are several wall lights too and a radiator. The walk-in wardrobe has shelving and creates even more space in the room for seating and additional furniture.

## Bedroom Two

13'7" x 10'9" (4.15 x 3.3)

This large, dual aspect double bedroom has a south facing window and tall west facing window. The room is carpeted and has a radiator, ceiling light fitting and plenty of room for flexible room layouts.

## Bedroom Three

13'7" x 10'2" (4.15 x 3.1)

Another dual aspect double bedroom, this has fitted wardrobes and a vanity unit in the corner. There is an exposed ceiling beam, carpet, radiator and ceiling light fitting.

## Shower Room

7'2" x 6'10" (2.2 x 2.1)

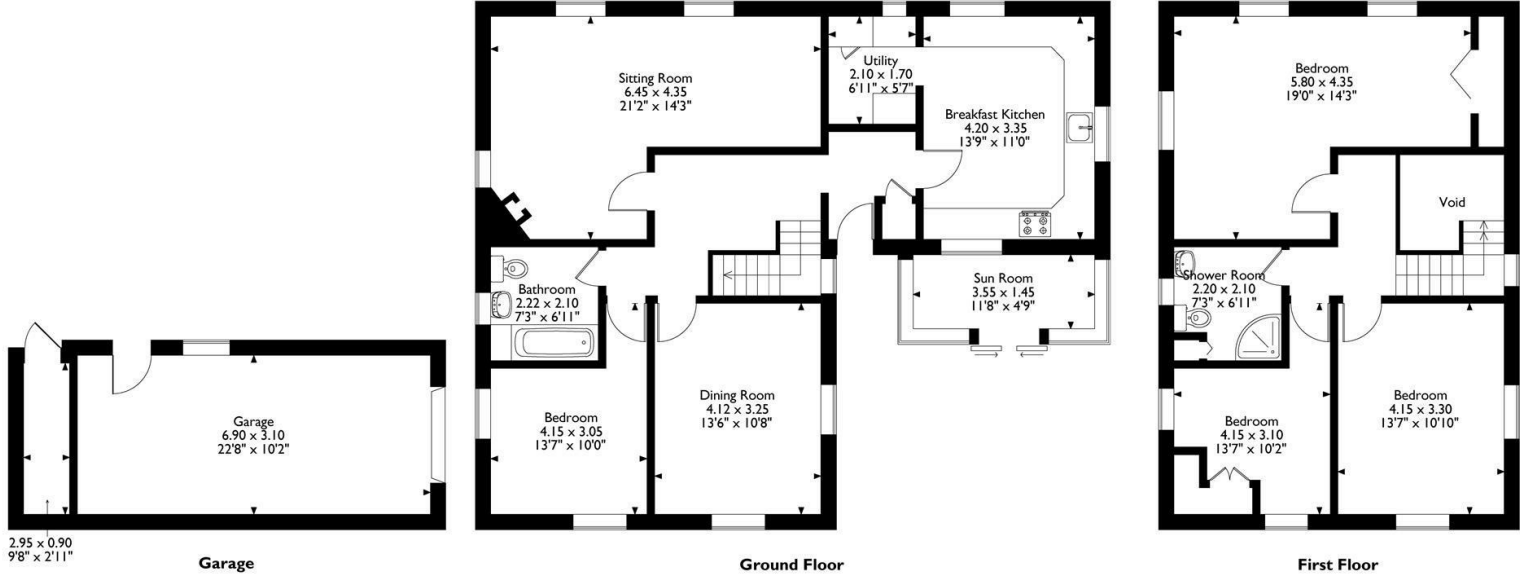
The wide double shower cubicle has curved glass doors and houses an electric Mira shower. The vanity unit includes a ceramic sink and chrome mixer tap, whilst the ceramic WC has an integrated flush. There is a tiled floor and floor-to-ceiling tiled walls, a chrome vertical heated towel rail, ceiling light fitting, exposed ceiling beam and frosted double glazed window.

## Garden

A path leads around the southern and eastern sides of the chapel, with pretty planted borders on both sides. It is an easy-to-maintain garden area with spectacular far-reaching views. There are plenty of spaces to position seating to take in the magnificent views. With a dry stone wall boundary, this is a peaceful spot in which to relax.



The Old Chapel  
Approximate Gross Internal Area  
180 Sq M / 1938 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315