



Hillside, Brassington, DE4 4HL

This stylish, immaculate cottage dates back to the 16th century and has elevated, panoramic south-facing views from the cottage and pristine garden. Located on a quiet lane on the northern, upper edge of this highly sought-after village, this is country living at its finest.

Formerly two cottages, with the stone and render facades denoting the difference between the original properties, this lovely home has been updated to a very high standard.

On the ground floor is a spacious sitting room, large kitchen-diner and a utility room/WC. On the first floor are two spacious double bedrooms, a single bedroom and stylish modern bathroom. All rooms are oriented to face south to maximise those tremendous views.

The garden has been lovingly and skillfully developed and includes dining patio areas, a summer house, neat lawn surrounded by flower beds and there are two smaller gardens to the rear of the home. Off-road parking for two vehicles are another attraction in this beautiful village.

Brassington is close to Carsington Water and has easy access to the High Peak Trail, which runs across the north-eastern edge of the village. There are a couple of pubs, primary school and pre school within a friendly, thriving community. It's the perfect base from which to explore the Derbyshire Dales and southern Peak District.

- Immaculate country cottage in sought-after village
- Idyllic, pristine garden
- New heating system including underfloor heating
- Council Tax band C
- Formerly two cottages - 16th Century
- Off-road parking for two vehicles
- New kitchen and new boiler
- Elevated, panoramic south-facing views
- Stylish decor throughout
- Summer House

£425,000

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The approach to the home

This quintessential country cottage is located on a quiet lane at the upper, northern edge of Brassington. The home has four separate gardens including one opposite the driveway entrance and a cute cottage garden adjacent to the useful large stone outbuilding at the rear.

A tarmac triangular parking space is beside a wide ornate iron gate which opens onto the second parking space, on white gravel. To the right is a neat triangular lawn with planted borders - it's a lovely sheltered area in which to relax.

A paved path leads from the parking area along the top of the garden in front of the home to a patio using original flagstones from the old cottage, with a wall-mounted letterbox on the left. The rendered and stone facades are a clear nod to - and demarcation of - the two former cottages. At the far end of the home. This cottage was originally detached but later the neighbouring cottage was allowed, many years ago to be attached. Although the homes are now technically attached (semi-detached) the walls retain their thickness.

Entrance Lobby

There is a choice of two entrances to the home - directly into the sitting room from the dining patio or via the first door into the entrance lobby. This lobby is located in the rebuilt newer part of the home. Enter through the front door - a beveled timber door with small glazed panel and chrome handle. You alight upon a tiled floor. There is a contemporary feature wall and this area has space for a small sideboard or shoe cupboard. There are recessed ceiling spotlights and matching pine doors into the kitchen-diner, sitting room and utility/WC.

Kitchen-Diner

13'5" x 13'3" (4.1 x 4.05)

This recently installed sleek modern kitchen has a wide range of contemporary cabinets and tiled flooring. Natural light pours in from the tall double windows to the south and west. There is plenty of space in the centre for a 6-8 seater dining table and chairs. On the left is an integrated full-height fridge-freezer. The long worktop includes an integrated Bosch electric oven and four-ring induction hob with curved glass extractor fan above. The 1.5 sink and drainer with chrome mixer tap is situated beneath the south facing window, with pretty views of the colourful garden. There are cabinets and an integrated dishwasher below.

Opposite is a full-width worktop and range of high level cabinets. The room has recessed spotlights and space for additional furniture such as the large dresser shown.

Utility Room

5'10" x 5'2" (1.8 x 1.6)

This useful room has space and plumbing for a washing machine. There is a ceramic WC with integrated flush and a vanity unit in the corner with a ceramic sink and chrome mixer tap. The room has flagstone flooring, recessed ceiling spotlights, an extractor fan and the bottom half of the walls are tiled.

Sitting Room

23'3" x 11'1" (7.1 x 3.4)

This wonderful room has two deep-set south facing windows, a door leading out to the garden and a north facing window - so it is flooded with natural light. The windows all have wide sills, perfect for display. The substantial stone fireplace has a high quality cast iron electric fire set upon the brick hearth. The chimney can easily be reinstated should you wish.

The painted beamed ceiling includes recessed spotlights. In this carpeted room there are two large storage cupboards, one housing the underfloor heating control system. Each room on the ground floor has underfloor heating, with separate control panels in each. The sitting room also has wall lights, an open solid pine staircase and plenty of space to allow for flexible room layouts.

Stairs to first floor landing

The carpeted stairs have a solid pine banister on the left and lead up to the galleried landing. New oak veneer flooring on the landing extends both ways and there is a cute seating/desk area on the right. The high ceiling and white walls enhance the sense of space. There is a radiator and two ceiling light fittings, including a chandelier fitting, as well as a loft hatch. The storage cupboard houses the enormous recently added Megaflo water tank. Matching pine doors lead into the three bedrooms and family bathroom.



Bedroom One

11'9" x 11'5" (3.6 x 3.5)

All first floor bedrooms have wonderful elevated views over the village rooftops to the tree-filled hilly countryside beyond. This room has a high ceiling, oak veneer flooring and a window seat, from which you can admire those views and gaze down to the beautiful garden. There is a ceiling light fitting, two radiators and plenty of room for a large bed and furniture.

Bathroom

11'1" x 5'10" (3.4 x 1.8)

This fashionable bathroom has a stylish angular rectangular bath with a centrally-positioned chrome mixer tap, meaning you can truly stretch out and relax! There is a new Mira electric shower overhead too. The pedestal ceramic sink has a chrome mixer tap and wall-mounted mirrored cabinet above. The ceramic WC at the other end of the room has an integrated flush, whilst the deep-set frosted double glazed window has a large ceramic tiled sill.

We loved the pleasingly-soft cushioned vinyl mosaic flooring. There are recessed ceiling spotlights, an Xpelair extractor fan, floorto-ceiling tiles around the bath and - in the rest of the room - the bottom half of the walls are tiled.

Bedroom Two

8'10" x 7'10" (2.7 x 2.4)

This versatile room is currently set up as a single bedroom with plenty of additional furniture in situ. This could be a nursery, home office or dressing room/walk-in wardrobe. The room has oak veneer flooring, radiator, ceiling light fitting and more fabulous views.

Bedroom Three

15'3" x 13'9" (4.65 x 4.2)

This roomy double bedroom has yet more south facing views, which you can enjoy as you awake. Oak veneer flooring is present here too, as are two radiators, a ceiling light fitting and lots of room for additional bedroom furniture.

Garden

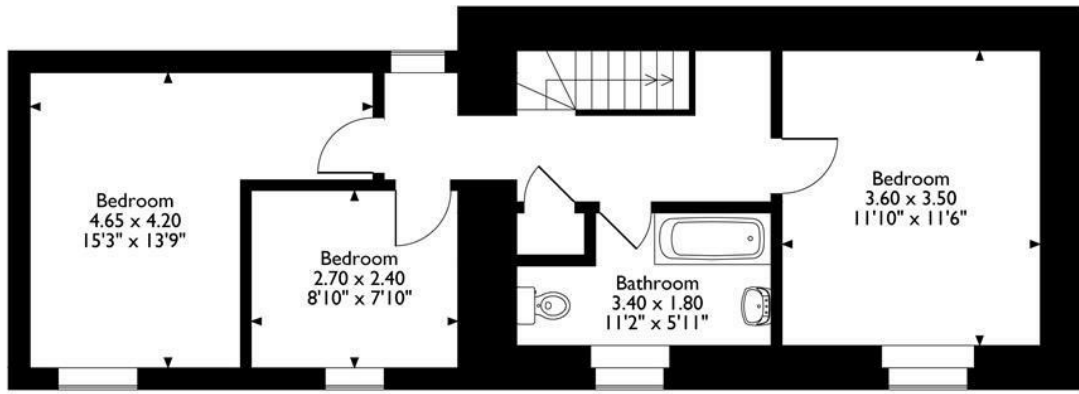
We've reveled in the beauty of the home and there is the prospect that the garden might usurp it for having the Wow Factor! It's absolutely magnificent. The wide south facing garden has views over rooftops to the hilly countryside from several vantage points. The path directly in front of the home is wide enough for seating and planters. There are two separate dining patio areas at the far (eastern) end - one with flagstone paving and the slightly lower patio set upon white gravel.

Flower beds packed with hollyhocks, wildflowers and decorative rockeries overlook the manicured lawn, which slopes gently downwards. On the right is space for garden furniture such as an arbor and small greenhouse. On the left, a tall sculpted privet hedge leads down to another separate graveled patio area in front of the summer house. The lower boundary is an ordered mix of privet hedge, dry stone walling and modern timber fencing.

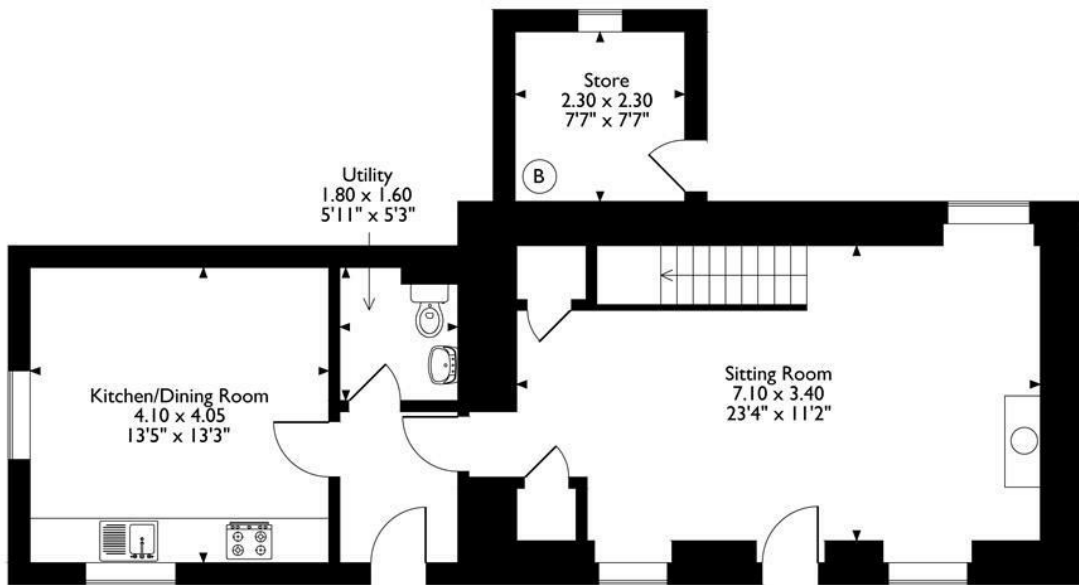
This is a truly wonderful, well-designed and curated garden in which you can gather and dine with friends and family whilst enjoying those splendid south facing views.



Palm Tree Cottage
 Approximate Gross Internal Area
 116 Sq M / 1249 Sq Ft



First Floor



Ground Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	
	EU Directive 2002/91/EC	

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

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