



Derwent View, Bracken Lane Holloway, DE4 5AS

The love heart first picture is very apt - we adore this cottage, which has been significantly upgraded by the current owner and has spectacular far-reaching views down the Derwent Valley. Occupying an elevated position at the end of a cul-de-sac in the sought-after village of Holloway, this home includes off-road parking, front and rear gardens and a magical secret garden that's so secret that the agent marketing this home in 2020 didn't even mention it!

On the ground floor is a spacious sitting room, updated breakfast kitchen and handy WC. The first floor has two bedrooms, with a third bedroom and modern family bathroom on the second floor. There are wonderful vistas from the front garden and the elevated decking of the secret garden, whilst the rear garden is a sheltered, peaceful sanctuary. There is off-road parking opposite that - with just a small extension - would add space for a second vehicle.

Holloway is a historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community shop, church, primary school, renowned local butcher's Robin Maycock and Chase cafe, popular with walkers and cyclists.

Matlock and Matlock Bath are only 4 miles away, whilst the market towns of Belper and Bakewell, plus Chatsworth House and the delights of the Peak District are all only a short drive away.

- Breathtaking panoramic south-facing views
- Off-road parking with potential to extend
- New boiler in 2023
- Close to primary schools and village centre
- South-facing garden with dining patio
- Stunning new bathroom and shower
- Peaceful location with three gardens!
- Secret garden with elevated decking and summer house
- New oven, hob and worktop
- Countryside walks on your doorstep

£300,000

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Front of the home

Approached up a gentle rise at the end of this cul-de-sac, there is a block-paved driveway and the entrance to the secret garden on the right. The front boundary is formed of a traditional Derbyshire dry stone wall, with a cute arched timber gate with inset love heart opening into the front garden. A stone path meanders to the front door. There is a mature flower bed on the right and then the dining patio, from which there are impressive south facing views. A tall dry stone wall forms the right-hand boundary. The lawn and gravel area on the left is bordered by a privet hedge.

A path leads around the right hand side of this attractive stone built cottage, with tiled roof. Ascend three steps to the half glazed timber front door with a letterbox mounted on the wall to the right.

Sitting Room

13'2" x 11'11" (4.03 x 3.65)

This attractive, spacious room is flooded with natural light from the tall south facing window and through the glazing of the front door. The traditional fireplace currently houses an electric stove, but the chimney is lined and can be easily reinstated. The room has oak-effect laminate flooring, skirting boards, decorative ceiling coving, recessed spotlights and a radiator. An open entrance leads through to the breakfast kitchen.

Breakfast Kitchen

12'1" x 9'10" (3.7 x 3)

With high quality oak worktops and a new oven and hob, this room has oak-effect laminate flooring and lots of storage in high and low level cabinets. There is space on the left for an American-style fridge-freezer and room in front for a small dining table. The new oven and hob have a contemporary black extractor fan above. There are tiled splashbacks behind the long L-shaped worktop and space and plumbing below for a washing machine.

The huge ceramic Belfast sink with heritage-style chrome mixer tap sits beneath a tall window looking out to the rear garden. The room has a radiator and door to the useful ground floor WC.

Ground Floor WC

6'8" x 3'1" (2.05 x 0.95)

The oak-effect laminate flooring flows through to this room, which has a ceramic WC with integrated flush. There is a corner ceramic sink with chrome mixer tap and the Ideal boiler above was installed in 2023. There is a storage heater, ceiling light fitting, space for coat hooks and tiling to the bottom half of the wall.

Stairs to first floor landing

An open entrance from the kitchen reveals the carpeted stairs, which have a handrail on the left and lead up to the galleried landing. Here, there is a radiator, space for a large sideboard and recessed ceiling spotlights above. Matching paneled doors lead into Bedrooms One and Two and stairs lead on up to the second floor.

Bedroom One

12'11" x 11'11" (3.95 x 3.65)

A magnificent, uplifting large double bedroom, this has spectacular views to the verdant hilly countryside to the south. The original fireplace has a decorative iron grate, tiled surround, granite hearth and pine mantelpiece. The room is carpeted and has an electric heater, high ceiling with recessed spotlights, two large alcoves and plenty of room for a double bed and additional bedroom furniture.

Bedroom Two

10'0" x 5'10" (3.05m x 1.78m)

Full-height fitted wardrobes with sliding doors on the left mean that there is space for a single or three-quarter bed in this bedroom. With views over the rear garden, this room is carpeted and has a radiator and recessed ceiling spotlights.

Stairs to second floor landing

This is a bright space and the views through the large Velux window make you feel like you're in a treehouse! The stairs are carpeted and have a recessed ceiling spotlight above. Matching paneled doors lead into the bathroom and Bedroom Three.



Bathroom

10'4" x 7'0" (3.15 x 2.15)

Another special room, this has natural light pouring in through the huge south facing Velux window and an additional tall east facing window on the left. The views through the Velux are probably the best in the house, from this very elevated position. The bathroom has a new jellybean-shaped bath and a double walk-in shower. The bath has chrome taps and wide shelves at both ends. The new walk-in shower has a full-height reinforced pivoting glass screen, whilst the mains-fed shower has a rainfall shower head and separate hand-held attachment.

The room has oak veneer flooring, a Royal Doulton ceramic WC and pedestal sink with chrome heritage-style taps. There is a ladder-style heated towel rail, recessed spotlights and - thanks to the current owner - a newly exposed substantial original oak beam.

Bedroom Three

16'0" x 8'0" (4.9 x 2.45)

This roomy single bedroom is carpeted and has a radiator and recessed ceiling spotlights. The south facing Velux has more of those magnificent panoramic views, whilst there is storage both in the eaves and in the loft above.

Rear Garden

Accessed from the breakfast kitchen or via the side path (with exterior wall lighting), this tranquil spot has space on the right for a shed. Steps lead up to two paved patio areas which are ideal for seating and outdoor dining. The rockery garden includes large hazel and eucalyptus trees. There is an outside light, timber fences to the three boundaries and it is a peaceful sanctuary in an already quiet area.

Secret Garden

From the front garden, head across to the dedicated off-road parking space. Currently there is room for one car, but just a small extension of the drive onto unused space within the property boundary would create space for two vehicles - or even a garage with space in front as other neighbours have done.

Beyond this is the secret garden, tucked away around the corner behind a tall hedge. On the left is a summer house - which would be a magnificent spot to have as a home office or just to relax in. In front is a spacious elevated decking area, from which the uninterrupted views stretch for miles.



2 Derwent View
 Approximate Gross Internal Area
 85 Sq M / 915 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) 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	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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