



High Street, Bonsall, DE4 2AS

Create your dream home! With tremendous panoramic views and occupying 1/3 of an acre, this large dormer bungalow offers an enticing renovation project, with a blank canvas for you to design a stunning residence.

Located at the northern end of the popular village of Bonsall, this home is raised high above the High Street and has views over rooftops to the hilly countryside in all directions. Built in the 1960s as a three bedroom bungalow (albeit the staircase has always been a ladder up to the third bedroom!) the home currently comprises spacious rooms, plenty of off-road parking and a large garden.

On the ground floor, a wide south-facing sun room leads to an entrance hallway. Doors lead into the sitting room, kitchen (and through to an extended workshop), bathroom and two ground floor bedrooms. Upstairs is a large third bedroom and even larger loft room.

To the side of the home is a tarmac driveway and a wraparound garden of mainly lawn takes up the remainder of the approximate third of an acre plot.

Bordering the Peak District National Park, Bonsall is a charming village which was historically a thriving lead-mining location. Nowadays, villagers and visitors alike explore the Limestone Way path and network of walks in all directions then refuel at The Fountain Tea Rooms (including village shop), Barley Mow and Kings Head pubs. The village field includes a playground and football pitch - and there is a beautiful church on the hilltop as well as picturesque steep dales, woods and cliffs all around. Famously, the annual World Championship Hen Race takes place at the Barley Mow pub every August!

N.B. EPC to be available next week

- Substantial dormer bungalow in idyllic setting
- Driveway parking for 3-4 vehicles
- Versatile rooms - potential 4th bedroom in loft
- Contacts available for architects and builders
- Renovation project - opportunity to create dream home
- Set in 1/3 of an acre
- Popular village location
- Elevated position - 360-degree panoramic views
- Wraparound garden
- uPVC double glazing

£400,000

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Front of the home

A curved private road leads from the High Street up to the tarmac drive, to the side of this home, with space for 3-4 vehicles to park. A traditional Derbyshire dry stone wall forms the boundary, with raised lawns at the front, which wrap around the home. A timber fence forms the left-hand boundary of the lawn. Seven wide, shallow stone steps lead up to the front door and into the wide Sun Room.

Sun Room

16'8" x 5'2" (5.1 x 1.6)

With full-height glazing to the front, this is the perfect spot for seating. Views to hilly countryside at the front contrast with the pretty jumble of gristone houses on the hillside to the left (east). A part-glazed door leads out to the side garden, with another part-glazed door opening into the entrance hallway.

Entrance Hallway

The L-shaped hallway has exposed solid pine floorboards. There is a radiator, ceiling light fitting and space to install a permanent staircase up to the first floor. Matching white doors lead into the sitting room, kitchen (and workshop), bathroom and two ground floor bedrooms, as well as a tall storage cupboard.

Sitting Room

13'11" x 12'7" (4.25 x 3.85)

A wide east-facing window offers great views of the countryside - and you may wish to remove the sun room to enhance those vistas. A square picture book window looks out to the garden. The room has solid pine floorboards, two radiators and a ceiling light fitting. The gas fire sits upon a tiled hearth with tiled surround.

Kitchen

11'5" x 10'4" (3.5 x 3.15)

Bright and airy, the kitchen has a wide west-facing window to the garden. On the left is a full-height cupboard with shelving and then space for an oven/stove. A high level cupboard houses the modern Ideal Logik boiler, installed within the last 4 years. The L-shaped worktop has an integrated stainless steel sink and drainer with chrome mixer tap, with cabinets above and below. There is space and plumbing for a washing machine and dishwasher.

On the opposite wall are high level cabinets and a radiator. The kitchen has a tiled floor and ceiling light fitting, with a door through to the workshop.

Workshop

8'10" x 8'0" and 8'0" x 6'2" (2.7 x 2.45 and 2.45 x 1.9)

This footprint - subject to planning consent - gives the opportunity to extend at ground level and maybe an additional storey above.

Bathroom

7'10" x 5'6" (2.4 x 1.7)

Requiring modernisation, the roomy bathroom has a bath with shower over. A modern ceramic WC has an integral flush and there is a ceramic pedestal sink with chrome taps. The room has a vinyl floor, radiator, ceiling light fitting and frosted double glazed window.

Bedroom One

12'9" x 11'11" (3.9 x 3.65)

Situated at the front of the home, this room has solid pine floorboards, a radiator and ceiling light fitting.

Bedroom Two

11'11" x 11'5" (3.65 x 3.5)

We particularly love the east-facing views of the houses rising up the hillside opposite. This room has solid pine floorboards, a ceiling light fitting and radiator.



Bedroom Three

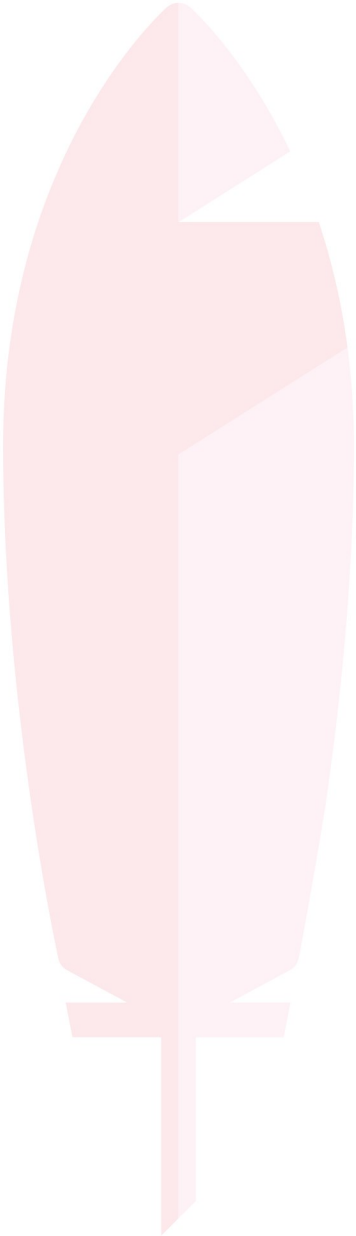
11'9" x 10'9" (3.6 x 3.3)

Formally a three bedroom bungalow when built, this upper floor bedroom has always been accessed via a ladder from the entrance hallway, which we know first-hand from the family was a fun adventure for all the child residents of this room! It is carpeted and has a radiator and ceiling light fitting. Being higher up, it also rewards those ascending the ladder with the best views in the house!

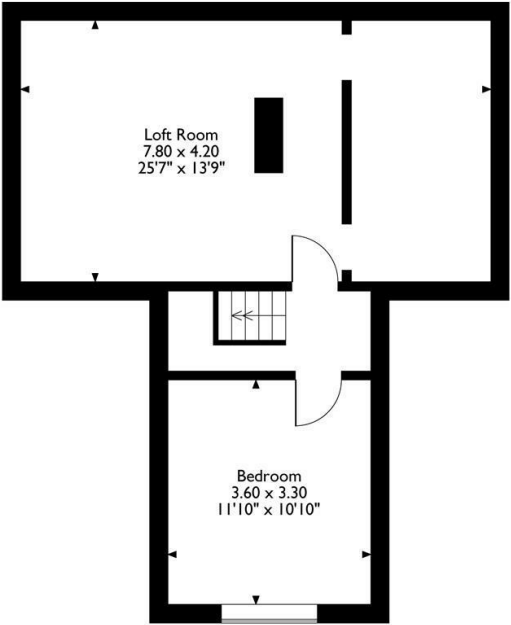
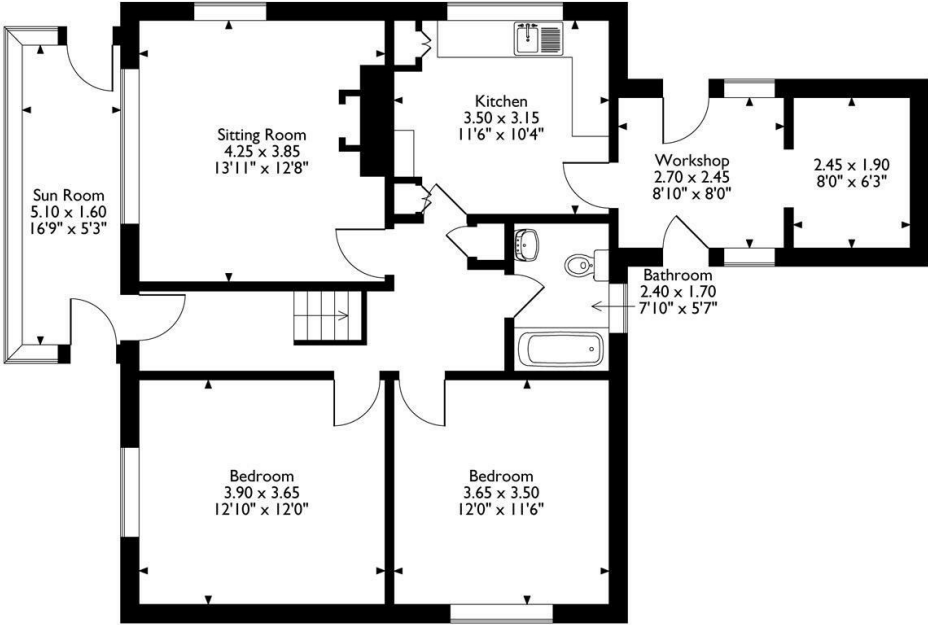
Loft Room

25'7" x 13'9" (7.8 x 4.2)

This huge loft storage area has the potential - subject to planning consent - to be a fantastic fourth bedroom. We understand that the central chimney pillar is not load bearing and could be removed to create a wonderful open space.



77 High Street
Approximate Gross Internal Area
144 Sq M / 1550 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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