



## Chapel Street, Fritchley, DE56 2FR

This very attractive and historic detached cottage was built in 1800 and has previously been in the ownership of the Fritchley family. It has off-road parking for two vehicles, front and back gardens with decking, greenhouse and stores and is located in the heart of this pretty village. Requiring renovation inside, the home has the potential to be restored to its former glory befitting of the external character. In recent years it has been fully rewired and also has double glazing throughout. Subject to planning consent, the extensive gardens could offer the space and potential to extend.

On the ground floor is a roomy reception hall, kitchen, dining room and sitting room. To the first floor are two double bedrooms and a bathroom.

The home has a pretty south-facing front garden, two off-road parking spaces and a large rear garden which is mainly laid to lawn, with a substantial elevated decking area. This enclosed garden is secure for pets and children to play in.

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. Belper to the south has twice recently been awarded Britain's Best High Street and there are good road (A6/A38/M1) and rail links to Derby, Nottingham and Sheffield close by.

- 'Chocolate box' stone-built cottage
- Front garden with greenhouse, outbuilding and stores
- Quiet, peaceful location in popular village with pub
- Renovation project - can update and create wonderful family home
- Off-road parking for 2-3 vehicles
- Double-glazing and fully rewired throughout
- Two double bedrooms and two reception rooms
- Delightful enclosed rear garden with decking
- Formerly in the ownership of the Fritchley family
- No upward chain and vacant possession

**£379,950**

## Chapel Street, , Fritchley, DE56 2FR

### Front of the home

A wide gravel parking bay at the front of the home has space for two cars to park comfortably - perhaps three. A traditional dry stone wall forms the front and left boundary and you enter the property through a small iron gate set between two stone pillars. Steps immediately on the right lead down to the roomy cellar and steps above go to what was formerly a front door.

The front garden stretches to the left (we'll return to that later) and there is a path to the rear garden on the left of the home. Enter the home through a part-glazed front door.

### Entrance Hallway

The spacious entrance hall has Karndean flooring and a high ceiling with beams and light fitting. There is an under-stair cupboard and narrow storage cupboard on the left. Pine doors with iron latches lead into the kitchen on the left and the dining room and sitting room to the right.

### Kitchen

15'10" x 6'4" (4.85 x 1.95)

The galley-style kitchen has two very wide west-facing windows to the rear garden, a tiled floor and high ceiling with two light fittings. There is a long granite worktop with tiled splashbacks and an inset stainless steel sink with black heritage-style mixer tap.

Underneath the worktop are several cabinets and drawers - and space and plumbing for a washing machine. On the right are a number of high-level cabinets and a Neff chest-height oven and grill.

### Dining Room

11'1" x 11'7" (3.4 x 3.55)

The parquet flooring is almost complete and we believe is worth the effort to fully reinstate and polish. There is a high beamed ceiling with light fitting, radiator, gas fire and a recessed glass-fronted display unit. The south-facing windows look out to the street beyond the front garden.

### Sitting Room

11'1" x 10'11" (3.4 x 3.35)

This is a lovely light triple aspect room, with windows to the south, east and north. The carpeted room has a beamed ceiling with light fitting and a radiator.

### Stairs to first floor landing

From the entrance hallway, carpeted stairs with a handrail on the left lead up to the long landing. This has a ceiling light fitting overhead, radiator and matching pine doors with iron latches to the bathroom and both double bedrooms.

### Bathroom

7'10" x 7'4" (2.4 x 2.25)

The bathroom has a vinyl floor and the bath has an electric shower over. There is a pedestal ceramic sink and ceramic WC. The tall cupboard houses a modern Ideal Logic boiler and the room includes a radiator, ceiling light fitting and loft hatch.

### Bedroom One

10'11" x 8'0" (3.35 x 2.45)

This carpeted double bedroom has a wide south-facing window, radiator and ceiling light fitting.

### Bedroom Two

10'11" x 10'11" (3.35 x 3.35)

This perfectly square double bedroom has a tall fitted wardrobe in the corner. The room is carpeted and has a radiator, ceiling light fitting and south-facing window.

### Front Garden

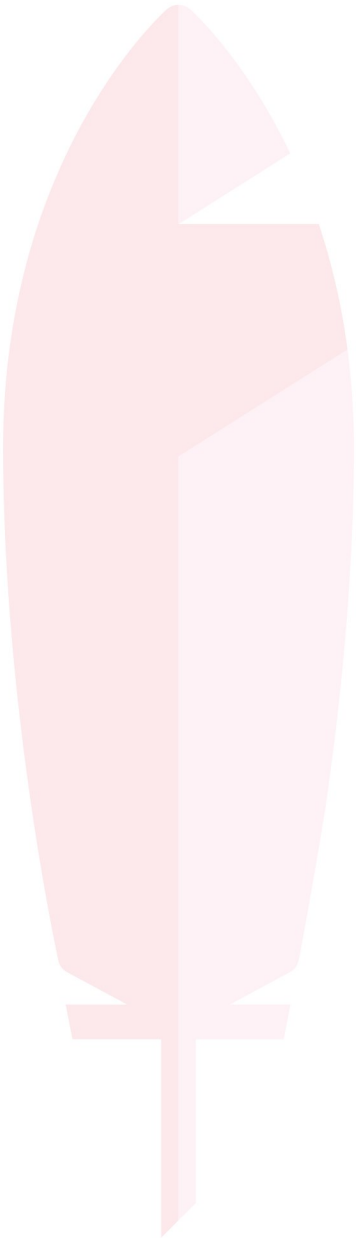
This pretty garden has several raised flower beds and a path to a large outbuilding, which could be transformed into a lovely garden room or garden office. Two additional stores provide plenty of space for storage. The greenhouse is included in the sale and there is a path to the rear garden.

### Rear Garden

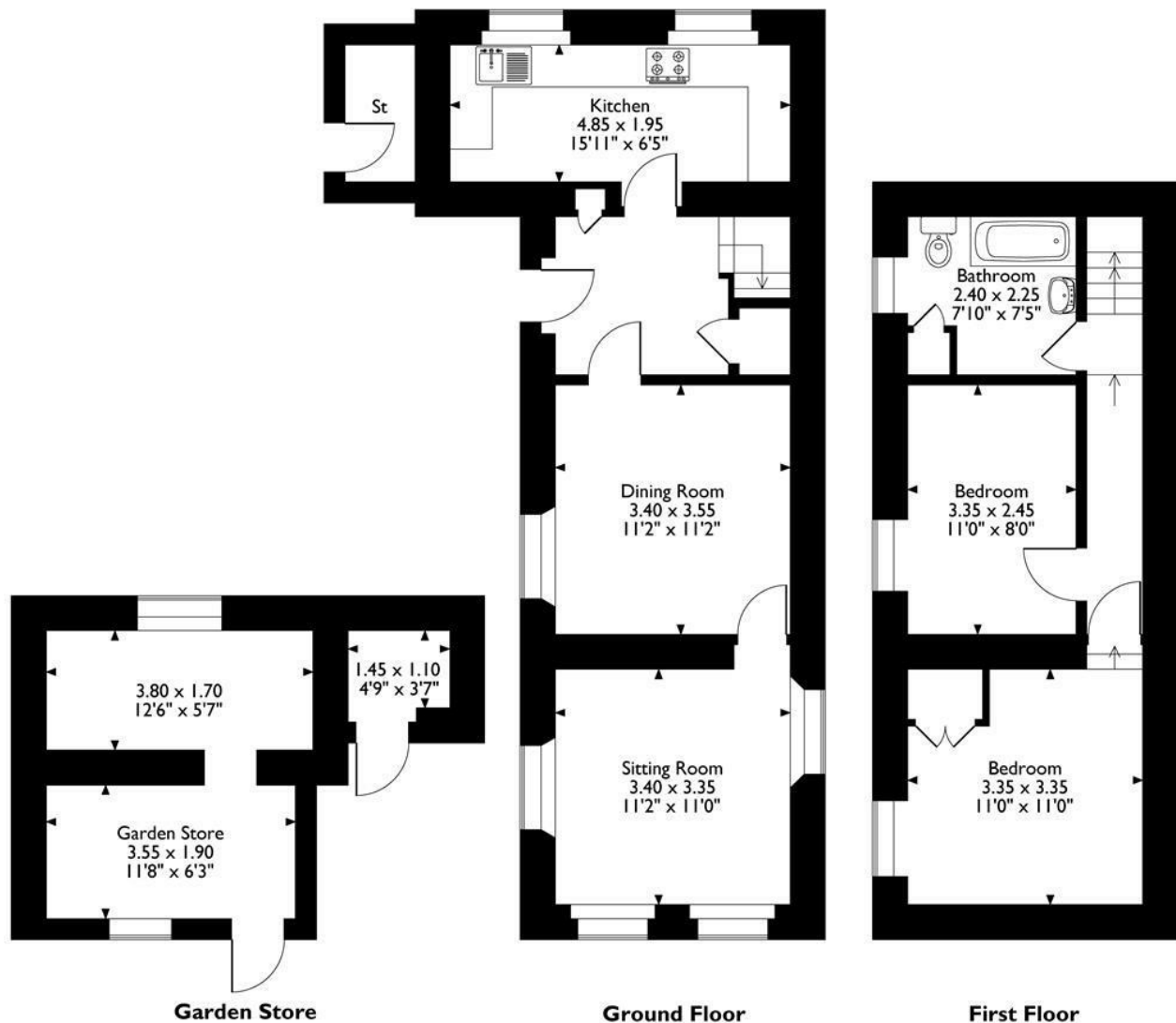


Secluded and private, this large rear garden is mainly lawn with a substantial raised decking area on the left. It's a real sun trap and great for children to play in. The garden gets the sun all day and is a blank canvas for a keen gardener in this peaceful sanctuary. A dry stone wall is on the right and timber fences form the boundaries on all other sides.

N.B. EPC Pending



Cobblers Cottage  
Approximate Gross Internal Area  
94 Sq M / 1012 Sq Ft  
(Excluding External Store)



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 |           |

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