



Wellcroft, Main Street Birchover, DE4 2BN

It's rare indeed to find a home this spacious at this price in such a popular village. With extensive gardens, a garage, two off-road parking spaces and spacious rooms throughout, the home is configured 'upside down' to maximise the far-reaching views.

Constructed in 1975 by renowned local builder Lewis Jackson, the home is a blank canvas and offers the opportunity for you to create a wonderful family home. It is within the catchment area of Lady Manners School in Bakewell too.

On the ground floor is a large double bedroom, integral garage and huge undercroft storage area. To the first floor is a large sitting room with wide windows offering spectacular far-reaching views, two double bedrooms, a roomy kitchen-diner, bathroom and garden room.

At the front of the home are two parking spaces and pretty cottage garden. At the rear is a large garden which has been lovingly tended for five decades and has space for dining, seating and pottering amongst the mature flower beds.

Birchover is a peaceful Peak District village located equidistant between Matlock and Bakewell (just 5 miles from each). It has two thriving pubs - The Druid Inn and Red Lion - and countryside walks in all directions. In Birchover, you're in the heart of the attractions of the Peak District but also off the beaten track, so you have the best of both worlds.

- No upward chain and vacant possession
- Blank canvas - opportunity to create a dream home
- Catchment area for Lady Manners School, Bakewell
- Three double bedrooms
- Council Tax band C
- Very spacious home in this sought-after village
- Freshly redecorated throughout
- Stunning panoramic far-reaching views of countryside
- Extensive rear gardens and pretty front garden
- Garage, large undercroft and two off-road parking spaces

£350,000

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Front of the home

Constructed in 1975, this stone built home has a tiled roof, two off-road parking spaces and an integral garage. The pretty cottage garden is well-stocked with colourful plants and a cherry plum tree, with a small lawn in the centre. A low dry stone wall forms the boundary. There is an outside tap, outside lights and a path on the right leads round to the elevated rear garden. Enter the home through a modern composite part-glazed front door with chrome handle and letterbox.

Entrance Hallway

The L-shaped hallway is tiled and has a radiator, ceiling light fitting, doors to the integral garage and Bedroom One. Immediately in front are stairs to the first floor.

Bedroom One

15'5" x 11'11" (4.7 x 3.65)

This very large double bedroom has a wide uPVC south-facing double-glazed window which looks directly out to the front garden. There is lots of space for a king size bed and furniture. The room has recessed shelves on the right, a radiator, ceiling light fitting and - like the rest of the home - is newly painted.

Integral Garage

16'6" x 8'2" (5.05 x 2.5)

With an up-and-over door and concrete floor, the garage has lighting, power and open entrance to the huge undercroft. This very useful storage area also has lighting and power and runs the full width of the home.

Stairs to first floor landing

Painted wooden stairs lead up to the landing, which goes left and right. There is a ceiling light fitting, shelved storage cupboard and, beside that, a recessed arched open shelving unit. The landing has exposed pine floorboards and doors to the sitting room, two double bedrooms, kitchen-diner and bathroom.

Sitting Room

15'10" x 11'11" (4.83 x 3.65)

A glazed panelled timber door opens into this huge living room. The obvious selling point of this room - and possibly the home overall - is the view through the very wide south-facing window. The 180-degree panoramic views look out beyond village rooftops to the rolling countryside beyond. We loved this and could sit and gaze through the window all day long!

The room is carpeted and has a gas fire set within a stone surround, with timber mantelpiece over. There is plenty of room for flexible room layouts, a radiator and ceiling light fitting.

Bedroom Two

12'5" x 11'5" (3.8 x 3.5)

With exposed pine floorboards, this bedroom has lovely views straight out to the rear garden through the wide north-facing window. The room has a radiator and ceiling light fitting.

Bathroom

7'10" x 7'6" (2.4 x 2.3)

This spacious room has the opportunity to extend into the adjoining storage cupboard on the hallway to create a shower cubicle (neighbours have done so). The bathroom has a tiled floor and a bath with brass chrome mixer tap and separate hand-held attachment. The large ceramic sink has brass taps and there is a ceramic WC, large rectangular frosted double-glazed window, ceiling light fitting and radiator.

Kitchen-Diner

13'5" x 10'9" (4.1 x 3.3)

This spacious room has plenty of space for a dining table. The long and deep L-shaped tiled worktop has tiled splashbacks and an inset 1.5 sink and drainer with heritage-style mixer tap. There is also an integral four-ring electric hob with extractor fan above and gas oven below.

Below the worktop are lots of cabinets and drawers. Above are several more cabinets including a glass-fronted display cabinet. At the right-hand end is an integrated full-height fridge-freezer. The kitchen also has two ceiling light fittings, a stained glass window to Bedroom Three, radiator and half-glazed timber door to the Garden Room.



Bedroom Three

11'11" x 10'9" (3.65 x 3.3)

With yet more impressive panoramic south-facing views through wide windows, this room has a deep cupboard/walk-in wardrobe which has a cute small window, shelving and a Glow-Worm boiler. The room is carpeted and has a stained glass window, radiator and ceiling light fitting.

Garden Room

11'1" x 4'5" (3.4 x 1.35)

Lots of light floods in through the pitched timber-framed roof and windows on three sides. The floor is tiled, there are power points and double French doors lead out to the rear garden.

Rear Garden

A gardener's paradise, this garden has been lovingly tended for five decades and has several flower beds and lots of mature trees. There is an opportunity now to put your own stamp upon this.

Accessed from the Garden Room and via the side path, because this garden is elevated above the home, it gets the sun all day.

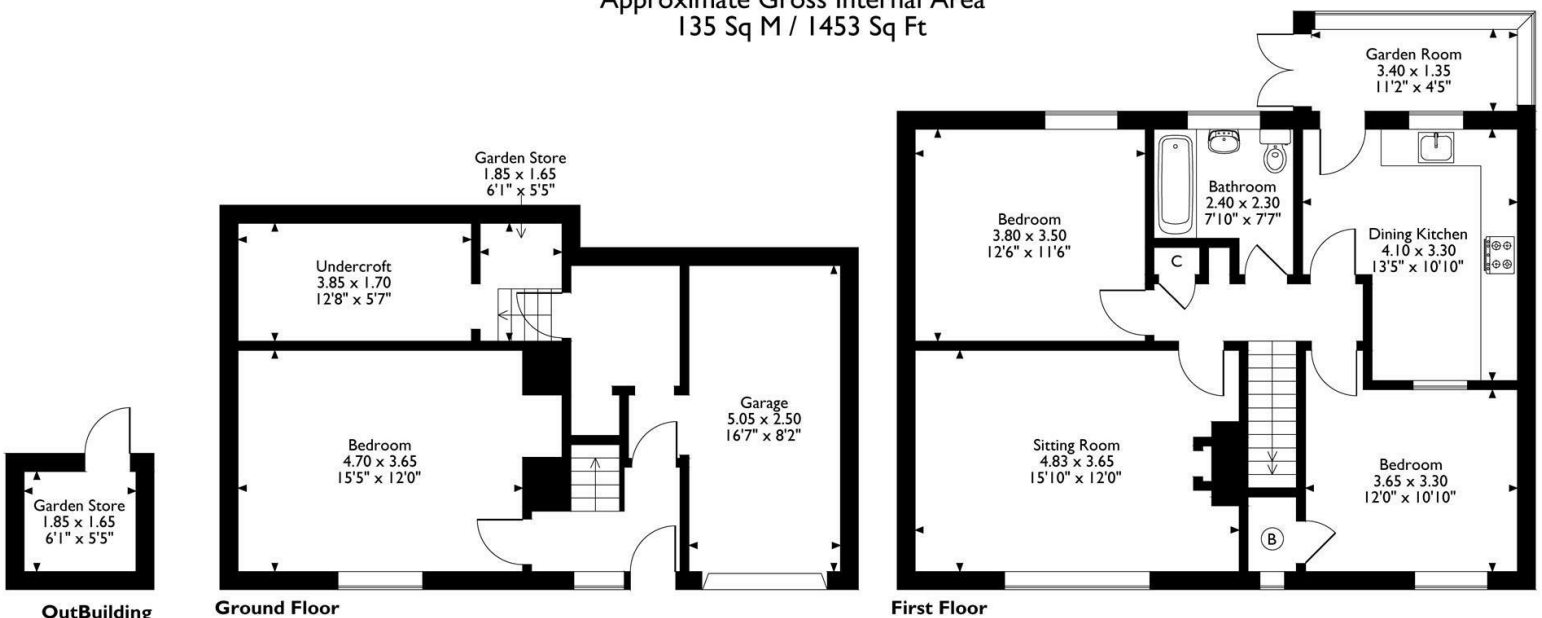
The bottom tier has an amphitheatre style patio which is perfect for sheltered dining. To the side of the house are a rockery garden and stone outhouse. Three taps are usefully dotted around the garden. Two sets of steps lead from the bottom tier up to the main garden. There is a pond, a lion's head fountain which could be reinstated and we love the historic water pump.

The garden has a dry stone wall border, lots of spots to position seating to drink in the views and plenty of space for a summer house/garden office and a greenhouse.

N.B. EPC Pending



Lismar
Approximate Gross Internal Area
135 Sq M / 1453 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	

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