



Town Street, Brassington Matlock, DE4 4HB

PRICED FOR A QUICK SALE Extended and upgraded to a very high standard, this immaculate cottage borders unspoilt countryside and is packed with original features. The current owners have sympathetically improved this home by reinstating beautiful fireplaces and with the addition of the spectacular new kitchen-diner and utility room.

With the owners moving into a vacant property, the chain is complete above and this is a fantastic opportunity for you to move into a significantly improved historic home with modern flourishes.

To the front of the home, the pristine garden sits beside a spacious driveway, with room for 3-4 vehicles to park in front of the garage. The entrance hallway leads through to the snug, sitting room and on into the bright and spacious kitchen-diner and utility room. To the first floor are three bedrooms and the family bathroom. The rear garden faces south and east and has views directly over the boundary wall to rolling green countryside.

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.

- Extended and upgraded to an exceptional standard
- Reinstated original stone fireplaces
- Spectacular kitchen-diner with bifold doors
- Popular village with primary school and two pubs
- Priced for a quick sale - complete onward chain
- Spectacular kitchen-diner
- Garage and driveway parking for 3-4 vehicles
- Immaculate 3 bedroom stone-built detached cottage
- Bordering unspoilt rolling countryside
- New handmade kitchen and new bathroom

£500,000

Town Street, Brassington, Matlock, DE4 4HB

Front of the home

A traditional Derbyshire dry stone wall forms the front boundary, with a wide gap into the driveway between two pillars. The tarmac drive has space for three to four vehicles to park. The neat and recently completed front garden includes a triangular gravel bed and a lawn with space for seating. The stone shed in the corner provides useful storage space. New solid timber doors open into the large garage, which has lighting, power and a mezzanine for further storage.

A path to the right of the home leads through a decorative wrought iron gate and round to the rear garden. Enter the home through the part-glazed solid wooden door with iron letterbox, handle and knocker - and a wall-mounted light above.

Entrance Hallway

An impressive entrance to the home, the hallway has the original quarry-tiled floor, a high ceiling and solid oak staircase. It has a natural feel, with light oak doors and iron latches leading into the snug, sitting room, an under-stairs cupboard and on through to the kitchen-diner. The hallway also has a ceiling light fitting, radiator and space to kick off boots and hang coats after a hearty local walk.

Snug

13'1" x 10'2" (4 x 3.1)

This beautiful cosy room is currently used as a study and music room. The current owners have exposed the grand stone fireplace, which had been inexplicably hidden at some point. It houses a substantial multifuel burner with flue and is set upon a flagstone hearth with stone surround. The room has eye-catching parquet flooring and the wide solid pine window sill demonstrates the thickness of the walls. Consequently, the home stays warm during winter and nice and cool in summer. The snug also has a radiator, wall lights and plenty of space for seating and additional furniture.

Sitting Room

13'1" x 11'5" (4 x 3.5)

With a lovely outlook to the attractive street scene outside, this elegant room also has a reinstated stone fireplace. This also has a multifuel burner and flue on a stone hearth, with tiled surround. Another room with a quarry-tiled floor, the sitting room has a high ceiling, a wide solid pine window sill, wall lights and radiator.

Kitchen-Diner

29'2" x 13'1" (8.9 x 4)

Extended in 2024, this magnificent room has a bespoke, handmade kitchen and bifold doors to the south-east facing rear garden. The handmade kitchen was made by a village craftsman and, at the same time, Amtico floor tiles were fitted above new insulation below.

Entering from the entrance hallway, there is space in front for a 4-6 seater dining table. To the left is a large island with granite worktop and integral Rangemaster-branded Butler's sink with heritage-style mixer tap. Around the island is space for three stools and it has power points and a number of integral cabinets including a Bosch dishwasher.

Immediately on the left is a double full-height pantry cupboard with internal worktop and a fitted full-height fridge-freezer. Beyond, the L-shaped granite worktop has a gap with space for a large stove, with extractor fan above. There are a large number of high and low level cabinets and drawers. Overhead is a long lantern skylight, bringing more light into the room in addition to the triple bifold doors and tall bifold windows further along by the seating area - which mean that you can really open up the rear of the home to the garden and vista beyond.

At the opposite end of the room, that seating area has a vaulted ceiling with Velux window. There is space for sofas and the wide window seat looks out to the rear garden and the rolling hilly countryside.

Utility Room

9'10" x 6'4" (3 x 1.95)

This new room has several uses - it is a spacious utility room, ground floor WC and boot room. The Amtico floor flows seamlessly through from the kitchen and this room has a vaulted ceiling with Velux window and recessed ceiling spotlights. On the left, the full-length granite worktop has an integrated sink with wall-mounted taps and cabinets below. Opposite is a large double cupboard, with space and plumbing for a washing machine and tumble dryer. The room has a ceramic WC and an extractor fan.



Stairs to first floor landing

Carpeted stairs with a banister on the left and handrail on the right lead up to the galleried landing. At the landing there is a chandelier light fitting, tall west-facing window, a positive airflow panel and loft hatch. The landing also has space for seating or storage. Matching light oak doors with iron handles lead into the bathroom and three bedrooms.

Bathroom

9'6" x 4'7" (2.9 x 1.4)

We love the wide oversized bath with chrome mixer tap, pivoting glass screen and mains-fed shower. Overhead is a monsoon shower head and separate hand-held attachment. There is a ceramic sink on the right with a chrome mixer tap and a ceramic WC with integral flush. The room also includes two frosted double-glazed windows, a tiled floor, recessed ceiling spotlights and a tall chrome vertical heated towel rail.

Bedroom One

8'8" x 6'10" (2.65 x 2.1)

With panoramic views over the rear garden to rolling hilly countryside beyond, this single bedroom has exposed oak floorboards, a ceiling light fitting and radiator.

Bedroom Two

13'9" x 11'5" (4.2 x 3.5)

This large double bedroom has a huge west-facing window with views over village rooftops. The room has exposed oak floorboards, a ceiling light fitting, radiator and a large window seat. There is plenty of space for a double or king size bed and bedroom furniture.

Bedroom Three

13'9" x 10'7" (4.2 x 3.25)

Another large double, this room is situated at the front of the home. It has a window seat, oak floorboards, radiator, ceiling light fitting and space for a double bed, desk/dressing table and additional furniture.

Garage

13'8" x 9'0" (4.17 x 2.75)

The stone-built garage has a mezzanine, lighting and power. There is lots of storage space and a tap. We love the fact that there are still old plaster and timbers visible on the rear and side walls.

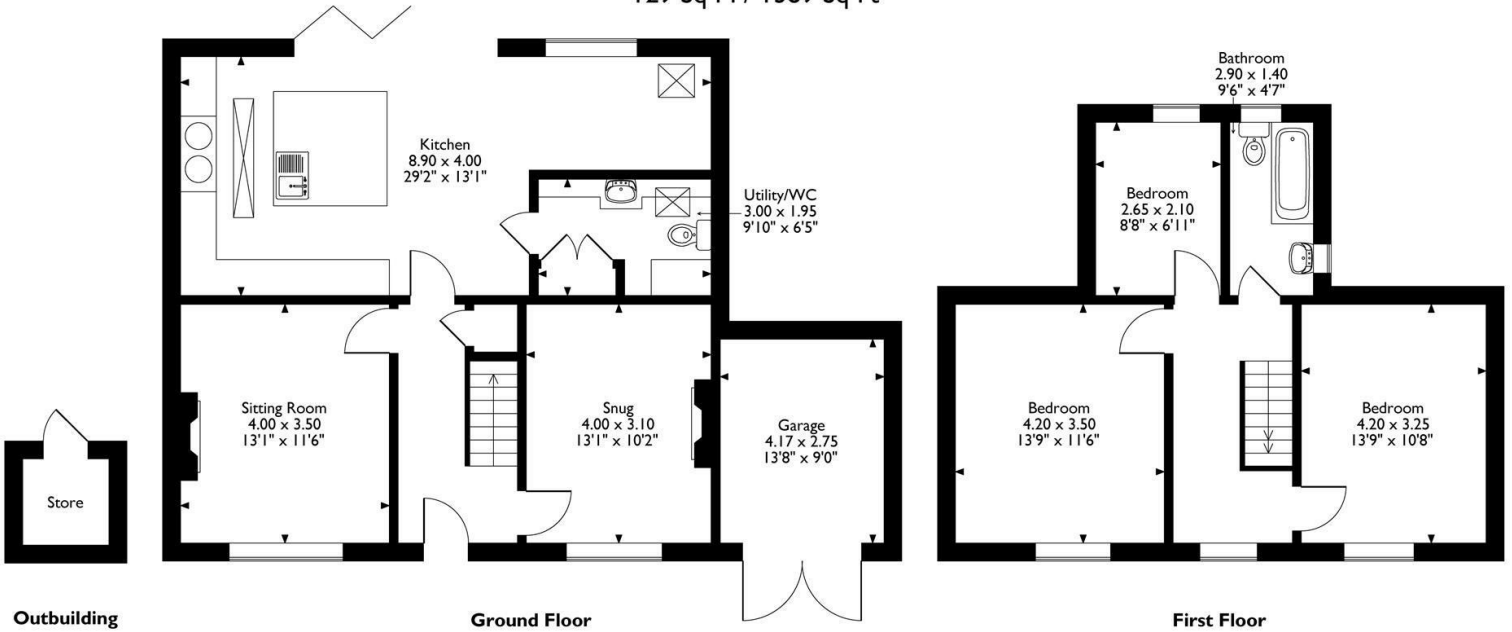
Rear Garden

This beautiful garden faces east and south and has wonderful views of the pristine, unspoilt countryside immediately beyond the boundary wall. Accessed from the kitchen diner and side path, you alight upon the large L-shaped dining patio, which has lots of room for a dining set, seating, barbecue and log store. To the right, the large shed is included in the sale.

Steps lead up to the square lawn with planted borders. There is also space for an outdoor dining set on the lawn. On the left is a raised flower bed and high stone wall. Lower stone walls border the garden at the end and on the right. On the exterior wall are outside lights and an additional outside tap. The garden also houses the large oil boiler and the oil tank, which was installed in 2022.



Waverley House
Approximate Gross Internal Area
129 Sq M / 1389 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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