



## Carnfield Cottage, 4 Woodhouse Lane, South Normanton, Derbyshire, DE55 2AT

**Offers Over £425,000**



An immaculately presented three/ four bedroomed character cottage offering deceptively spacious open plan living accommodation, enjoying a wealth of original features and immense charm. The driveway provides ample off road parking, garage potential and good sized south facing gardens. Offered with vacant possession/no chain. An early viewing is strongly recommended.



# Carnfield Cottage, 4 Woodhouse Lane, South Normanton, Derbyshire, DE55 2AT

Offers Over £425,000



The beautifully presented and stylishly appointed accommodation is steeped in history previously owned by Carnfield Hall, situated in a quiet backwater close to Alfreton railway station and major road links. Having a wealth of original features and immense character the modern open plan accommodation extends to approx 1800 sq ft and comprises of an open plan living dining kitchen, fitted with solid wood bespoke units and orangery over looking the garden, separate utility, home office, snug with feature open fireplace, guest WC and open plan lounge diner with multi-fuel stove and French doors opening on to the gardens.

To the first floor the principle suite could easily convert into two bedrooms having large dressing room, ensuite, bathroom and walk in wardrobe. Bedroom two has an ensuite facility and bedroom three is linked to the Jack n' Jill bathroom.

Benefitting from double glazed windows and doors, gas central heating fired by a recently installed Combi boiler.

The cottage is accessed via a five bar gate onto a double driveway providing ample off road car parking and garage potential, The generous south facing gardens are mainly laid to lawn with well stocked borders, mature trees and flowering plants. Having various sunny paved patio areas, perfect for alfresco dining, children's play area and decked seating areas.

Situated on the outskirts of South Normanton, conveniently within walking distance of Alfreton railway station and close to major road links i.e M1 junction 28, A38 and A6. The village has local shops, excellent schools and is close to the Designer Retail Outlet whilst providing the gateway to the beautiful Peak District.

## ACCOMMODATION

### OPEN PLAN LIVING DINING KITCHEN

28'6" x 18'3" Overall Measurements (8.69 x 5.56 Overall Measurements)

Having a pleasant Orangery style seating area with feature ceiling, inset spot lights, solid Maple wood block flooring, window seats, radiator, TV aerial point and French doors opening into the garden. Open into

### KITCHEN

16'3" x 11'0" (4.95 x 3.35)

Comprehensively appointed with a range of handmade solid wood bespoke base cupboards, drawers and eye level units with painted finish and wood block work surface over. A central island with shelving, cupboards and drawers has a solid wood block work top incorporating a porcelain inset sink with mixer taps and dishwasher. There are electric and gas cooker points and space for a range, extractor hood and plumbing for an American style fridge freezer. There is Travertine tiled flooring, underfloor heating, radiator, inset spot lights, under plinth lighting and wooden plate rack . A latch door opens into :

## UTILITY ROOM

6'1" x 8'0" (1.85 x 2.44)

Having plumbing for an automatic washing machine, vent for tumble dryer, wall mounted units and base cupboards. The Logic Combi boiler (serves the domestic hot water and central heating system), porcelain tiled floor, UPVC double glazed window to the side, shelving and inset spot lights.

## HOME OFFICE

9'11" x 6'2" (3.02 x 1.88)

Having latch door, double glazed window to the side, radiator and exposed feature brick wall with shelving.

## SNUG

11'9" x 11'8" (3.58 x 3.56)

Half glazed double doors open into a cosy room with feature open fireplace with recessed cupboards and shelving, inset spotlights, Victorian style radiator, wall lights and solid Maple wood block flooring.

## GUEST WC

Having a vanity hand wash basin with useful

drawer storage beneath, large built-in store cupboard with shelving, feature pendant lights Victorian radiator and Maple wood block flooring. There is a separate WC with matching flooring and UPVC double glazed window to the rear.

## OPEN PLAN LOUNGE DINER

### DINING ROOM

9'7" x 17'9" (2.92 x 5.41)

Steps lead to and naturally light and bright room with dual aspect upvc double glazed windows overlooking the gardens. There is an inset feature fireplace with marble hearth, reclaimed French solid oak flooring, tongue and groove panelling, Victorian style radiator, wall lights and open to :

### SITTING ROOM

13'3" x 17'9" (4.04 x 5.41)

Having matching French oak flooring, a period white painted fire surround with slate insert and hearth housing a multi-fuel cast iron stove. There is a Victorian style radiator, UPVC double glazed window over looks the



garden and UPVC double glazed French doors provide access. There is an under stairs store cupboard, wall lights with latch doors. Stairs lead off to the first floor.

## ON THE FIRST FLOOR

### LANDING

Having a UPVC double glazed window to the rear elevation, access is provided to the roof void via a loft ladder.

### PRINCIPLE SUITE

#### DRESSING ROOM

11'9" x 11'3" (3.58 x 3.43)

Having limed oak effect flooring, radiator, UPVC double glazed window fitted bespoke shutters, inset spot lighting, latch doors, recessed shelving and access to the roof void.

#### BEDROOM

11'4" x 12'0" (3.45 x 3.66)

Having an exposed original feature brick wall, radiator, television aerial point, cast iron

fireplace, oak effect flooring, UPVC double glazed window overlooks the garden and a large walk-in wardrobe.

### ENSUITE BATHROOM

6'4" x 11'5" (1.93 x 3.48)

Beautifully appointed with a four piece suite comprising a rolled top bath with mixer shower taps and claw feet, pedestal wash hand basin, low flush WC and walk in double shower enclosure with thermostatic shower. There is inset spot lights, travertine tiled flooring and half wall tiling and UPVC double glazed window to the rear with bespoke shutters.

### BEDROOM TWO

14'4" x 11'5" (4.37 x 3.48)

Having oak effect flooring, radiator, UPVC double glazed window to the front, wall lights, cast iron fireplace, recessed shelving and latch door.

### ENSUITE TWO

Having walk in shower enclosure with daisy shower head, low flush WC, wash hand bowl



with mosaic splash back tiling, tiled floor, radiator, extractor fan and inset spotlights.

### **BEDROOM THREE**

12'4" x 10'7" (3.76 x 3.23)

Having recessed shelving and hanging, radiator, UPVC double glazed window to the rear, tongue and groove panelling latch door into:

### **JACK N JILL BATHROOM**

Appointed with a three piece white suite comprising panelled bath with mixer taps, low flush WC and vanity wash hand basin. There is complementary Travertine half tiling, matching tiled floor, inset spot lights, extractor fan and heated towel radiator.

### **OUTSIDE**

The generous gardens are mainly laid to lawn with established boundary hedges, mature trees, shrubs and flowering plants. There is ample gravelled car parking space, garage potential ( subject to local authority planning consents) and various paved seating areas

enjoying a southerly aspect. There is a children's play area, wooden garden shed, decked patio area outside lighting, tap and power points all add to the garden being perfect for entertaining and alfresco dining.



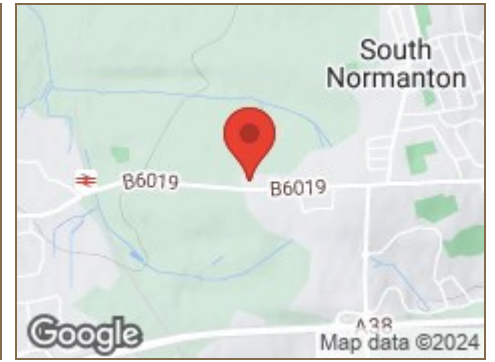
## Road Map



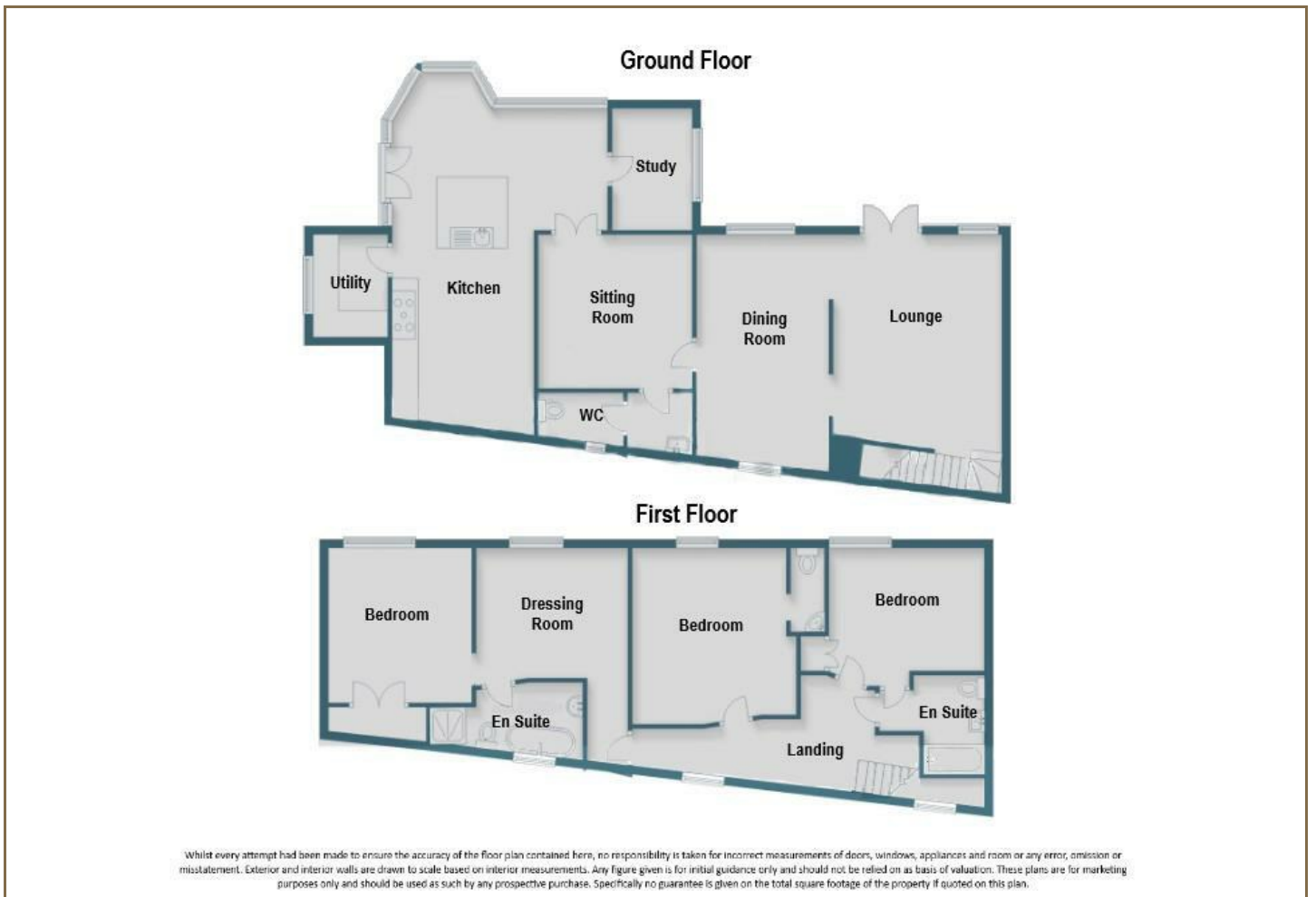
## Hybrid Map



## Terrain Map



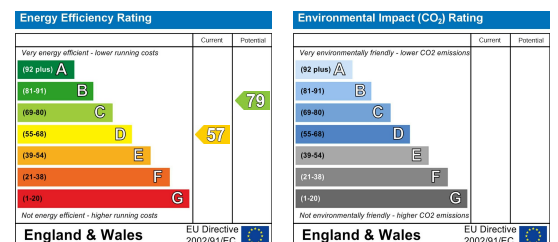
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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