



4 Bed House - Detached

Beggars Oak Whitewells Lane, Alderwasley, Belper DE56 2DN
Offers Around £850,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Charming Detached Cottage
- Countryside Views
- Two Reception Rooms
- Kitchen/Dining Room & Utility
- Four Bedrooms
- South-Facing Private Gardens – 0.8 acre approx.
- Adjoining Paddock with Stable – 0.45 acre approx.
- Large Driveway with Double Carport
- Double Garage & Garage/Workshop
- Potential To Extend (Subject To Planning Permission)

COUNTRYSIDE VIEWS – Beautiful four bedroom detached cottage with outbuildings set in large private gardens and paddock – sure to appeal to those with equestrian, car enthusiast, garden lovers or hobby farming interests.

Beggars Oak is a 1930's built traditional detached residence, particularly attractive in appearance. The southerly aspect with striking main elevation relieved by a partially timber clad gable end, storm porch and multiple pitched roof with dormer windows.

Attention to keen gardeners/hobby farmers, the property occupies an impressive plot with private south facing gardens extending to 0.8 acre approx. and a adjoining paddock with stable extending to 0.45 acre approx.

The property may also suit a car enthusiast as it provides ample off road car standing, double garage with inspection pit and separate garage/workshop with attached double carport.

Special Note – The property offers potential to extend over the double garage and to the right hand side of the cottage subject to planning permission.

The Location

The sought after hamlet of Alderwasley is situated approximately 12 miles north of the city of Derby and some 5 miles south of Matlock. The market town of Wirksworth is approximately 2 miles to the west which provides a varied selection of amenities. In addition the famous market town of Ashbourne lies some 10 miles to the south west known as the gateway to Dovedale and the Peak District National Park. Other local leisure facilities include Carsington Reservoir with its fishing and water sports. Junction 28 of the M1 motorway motorway is approximately 9 miles to the east.

Accommodation

Ground Floor

Storm Porch

With oak entrance door with inset window and countryside views.

Entrance Hall

9'9" x 5'9" (2.99 x 1.77)

With oak panelling to walls, radiator and fitted storage cupboards.

Hallway

11'5" x 8'5" (3.50 x 2.59)

With radiator, split-level staircase leading to first floor, oak panelling, under-stairs storage cupboard and double glazed window with leaded finish.

Cloakroom

5'0" x 2'3" (1.54 x 0.69)

With low level WC, washbasin, tiled splash-back, heated chrome towel rail/radiator, double glazed obscure window with leaded finish and internal latched door.

Lounge

17'6" x 13'9" (5.34 x 4.21)

With brick fireplace with surrounds incorporating multi-burner stove and raised brick hearth, deep skirting boards, picture rail, radiator, two matching double glazed windows with leaded finish either side of fireplace, delightful countryside views, wide double glazed window with leaded finish with views over private gardens and internal oak latched doors.



Dining Room

13'6" into bay x 13'0" into fireplace (4.13 into bay x 3.97 into fireplace)

With charming inglenook style fireplace with exposed brick chimney breast with surrounds incorporating open grate fire and raised brick hearth, deep skirting boards, picture rail, radiator, countryside views, two double glazed corner windows with leaded finish within the charming inglenook and with views across private gardens, double glazed bay window with leaded finish with aspect over private gardens and internal oak latched door.



Study

8'1" x 4'7" (2.48 x 1.42)

With radiator, double glazed window with leaded finish, countryside views, fitted blind and internal latched door.



Kitchen/Dining Room

20'10" x 11'6" x 10'0" (6.36 x 3.53 x 3.06)



Dining Area

With charming fireplace incorporating Clearview log burning stove and raised quarry tiled hearth, radiator, double glazed window with leaded finish, oak internal latched door and open space leading into kitchen area.

Special note: there is potential to knock the dining room into the kitchen/dining room, if desired.

Kitchen Area

With one and a half sink unit with mixer tap and also boiling tap/water filter tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in four ring induction hob with stainless steel extractor hood over, built-in microwave, built-in double electric fan assisted oven, integrated dishwasher, integrated fridge, concealed worktop lights, countryside views, open space leading into dining area and double glazed door opening onto raised patio and private gardens.



Utility

16'10" x 6'10" (5.15 x 2.10)

With single stainless steel sink unit with mixer tap, a range of base cupboards with matching worktops, tiled flooring, radiator, large inset doormat, charming stable entrance door, plumbing for automatic washing machine, double glazed window with leaded finish, space for fridge or freezer and boiler cupboard housing the Worcester central heating boiler with internal pine latched door.



First Floor

Landing

With radiator, deep skirting boards, picture rail, double glazed window with leaded finish, countryside views and useful built-in storage cupboard with latched door.

Bedroom One

16'0" x 10'5" (4.89 x 3.19)

With deep skirting boards, picture rail, radiator, built-in wardrobe with latched door, delightful countryside views, two double glazed windows both having leaded finish and internal latched door.



Bedroom Two

14'6" x 10'4" (4.44 x 3.16)

With fitted double wardrobe with matching base cupboards, radiator, deep skirting boards, picture rail, additional built-in storage cupboards, delightful countryside views, double glazed window with leaded finish and internal latched door.



Bedroom Three

14'6" x 7'6" (4.43 x 2.29)

With fitted wardrobe with fitted window seat with cushion, fitted shelving, additional built-in storage cupboard, deep skirting boards, picture rail, radiator, delightful countryside views, double glazed window with leaded finish and internal latched door.



Bedroom Four

13'1" plus wardrobes x 10'6" (3.99 plus wardrobes x 3.21)

With fitted wardrobe, storage into eaves, double glazed Velux window, countryside views, double glazed window with leaded finish with fitted blind, fitted shelving and internal latched door.



Family Bathroom

18'1" x 8'5" (5.52 x 2.57)

With bath with chrome fittings, fitted washbasin with chrome fittings, large double shower cubicle with chrome shower, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator and electric underfloor heating, delightful countryside views, two double glazed windows both having leaded finish, wall mounted mirror, built-in storage cupboard, delightful countryside views, radiator, airing cupboard with shelving housing the hot water cylinder and internal latched door.



Separate WC

4'0" x 3'11" (1.24 x 1.20)

With low level WC, washbasin with fitted base cupboard underneath, fully tiled walls, radiator, countryside views, double glazed window with leaded finish with fitted blind and internal latched door.

Double Garage

21'10" x 16'10" (6.67 x 5.15)

With concrete floor, power and lighting, inspection pit, double glazed windows, one up and over manual door and one up and over electric door.



Driveway

A sweeping gravelled driveway provides car standing spaces for approximately nine cars (motorhome/caravan space).



Garage/Workshop

23'0" x 8'9" (7.02 x 2.68)

With concrete floor, power and lighting, up and over metal front door, window to side, window to rear and side personnel door.



Double Carport

23'2" x 19'4" (7.08 x 5.91)

Adjoining Paddock - 0.45 acre approx.
0.45 acre or thereabouts.



Windsor Stable

11'7" x 11'3" (3.55 x 3.45)

With concrete base with power, lighting and stable door.



South-Facing Private Gardens - 0.8 acre approx.

Being a major asset to the property are its lovely, large gardens extending to approximately 0.8 acre or thereabouts enjoying fine countryside views. The gardens have been divided into several areas including sweeping lawned gardens, productive vegetable plot with greenhouse, small orchard with apple trees and a varied selection of shrubs, plants, flowers and trees.



Services

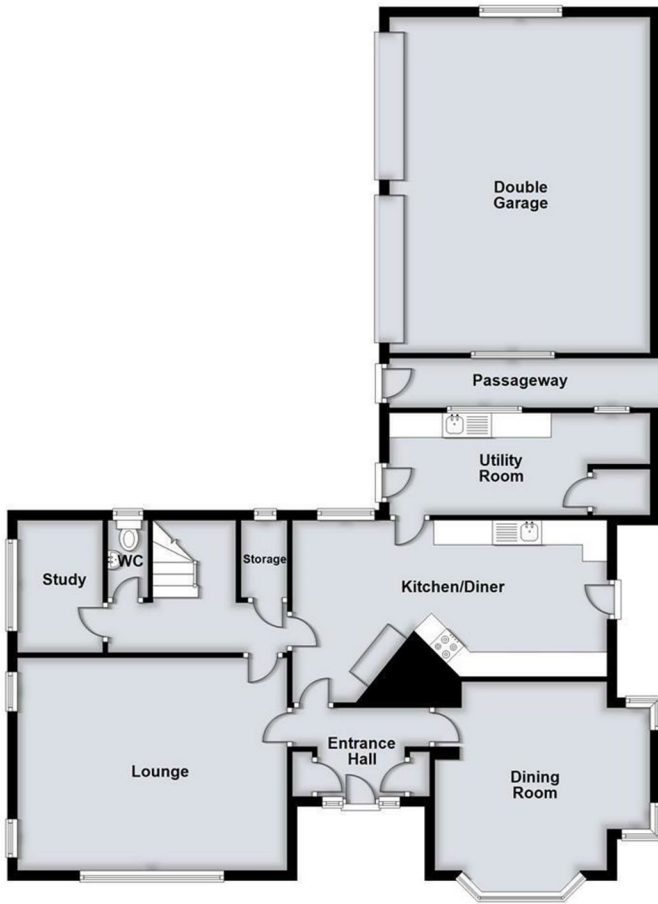
Private septic tank. Oil-fired central heating. Water meter.

Potential to Extend

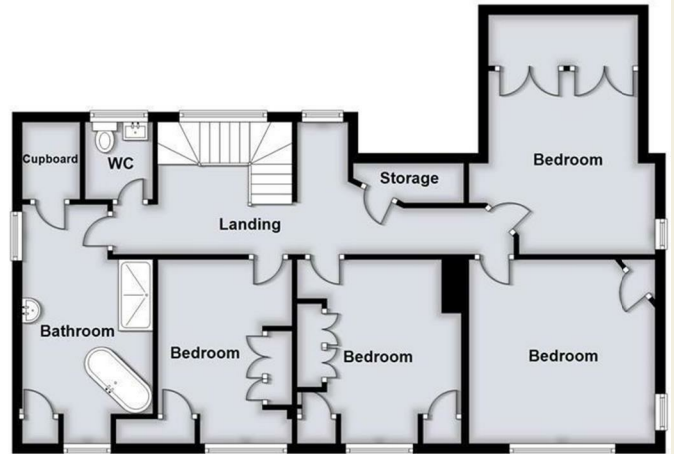
The property does offer excellent potential to be extended (subject to planning permission).

Council Tax Band G - Amber Valley

Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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