



3 Bed House - Detached

Rowan House Top Lane, Whatstandwell, Matlock DE4 5EN

Price £425,000 Freehold



3



2



2



E

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Charming Stone Detached Cottage
- Magnificent Views over the Derwent Valley & Beyond
- Spacious Lounge/Dining Room
- Charming Conservatory
- Well Appointed Fitted Kitchen/Dining Room
- Utility & Ground Floor Shower Room
- Three Double Bedrooms
- Fitted Bathroom
- Beautiful Private Tiered Gardens
- Gravelled Driveway for Three Vehicles (Garage Space)

OPEN VIEWS – NO UPWARD CHAIN – This sale offers a rare opportunity for the discerning purchaser to acquire this most charming stone detached property of style and character offering well presented accommodation within a sought-after village and benefitting from what can only be described as breathtaking views over surrounding countryside.

The Location

The village of Whatstandwell is conveniently located between the towns of Matlock and Belper is surrounded by beautiful open countryside with many fine walks. The nearby village of Crich offers an excellent range of local amenities. Whatstandwell benefits from a branch line railway station with a regular train service to Derby and is located close to the A6 Trunk road giving access to the towns of Matlock, Belper and Wirksworth. The cities of Nottingham and Derby are within easy commuting distance.

Accommodation

Ground Floor

Lounge/Dining Room

21'2" x 11'9" (6.47 x 3.60)



Lounge Area

With feature fireplace with electric fire, decorative painted beams to ceiling, window seat, double glazed window to side with deep windowsill, radiator, double glazed window to front, open space leading into dining area and beautiful views across the Derwent Valley and beyond.



Dining Area

With radiator, matching decorative painted beams, staircase leading to first floor, internal double glazed window with deep windowsill, display alcove, open space leading into lounge area, views towards the Derwent Valley and beyond and internal latched door giving access to living kitchen/dining room.



Charming Conservatory

14'8" x 10'7" (4.48 x 3.25)

With tiled flooring, sealed unit double glazed window, thermal roof skylight window, spotlights to ceiling, exposed stonework, column style radiator and superb views across the Derwent Valley.



Living Kitchen/Dining Room

14'7" x 11'11" (4.46 x 3.65)

With a good range of fitted units with wall and base matching units, matching Corian worktops, Smeg induction hob with stainless steel extractor hood over, built-in Bosch electric fan assisted oven, integrated Hotpoint dishwasher, integrated Bosch fridge/freezer, Worcester boiler, tiled flooring, spotlights to ceiling, concealed worktop lights, sealed unit double glazed window with views towards the Derwent Valley and beyond, built-in wine rack, spotlights to ceiling and latched door giving access to utility.



Utility

5'9" x 4'8" (1.77 x 1.43)

With plumbing for automatic washing machine, tiled flooring, storage cupboards, spotlights to ceiling and latched door giving access to shower room.

Shower Room

6'11" x 5'6" (2.12 x 1.70)

With separate shower cubicle with shower, fitted washbasin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed obscure window and internal latched door.



First Floor

Landing

With attractive balustrade.

Double Bedroom One

12'4" x 12'1" (3.77 x 3.70)

With fitted wardrobes with matching chest of drawers and bedside cabinets, radiator, double glazed window to side with deep windowsill, double glazed window to front with deep windowsill, fine views towards the Derwent Valley and beyond and internal latched door.



Double Bedroom Two

12'0" x 11'10" (3.66 x 3.63)

With character ceilings, radiator, fitted shelving, double glazed window to side with deep windowsill, double glazed window to front with deep windowsill, fine views over the Derwent Valley and internal latched door.



Double Bedroom Three

8'11" x 7'10" (2.73 x 2.40)

With built-in cupboard housing the hot water cylinder, radiator, double glazed window with deep windowsill with aspect to rear and internal latched door.



Family Bathroom

8'7" x 5'8" (2.64 x 1.74)

With bath with shower and curved shower screen door, fitted washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, fitted mirror, spotlights to ceiling, double glazed obscure window with deep windowsill and internal latched door.



Gardens

Being of a major asset and sale to this particular property is its lovely, tiered garden with a varied selection of shrubs, plants and several seating areas maximising the stunning views towards the Derwent Valley and beyond. Timber summerhouse and greenhouse.



Driveway

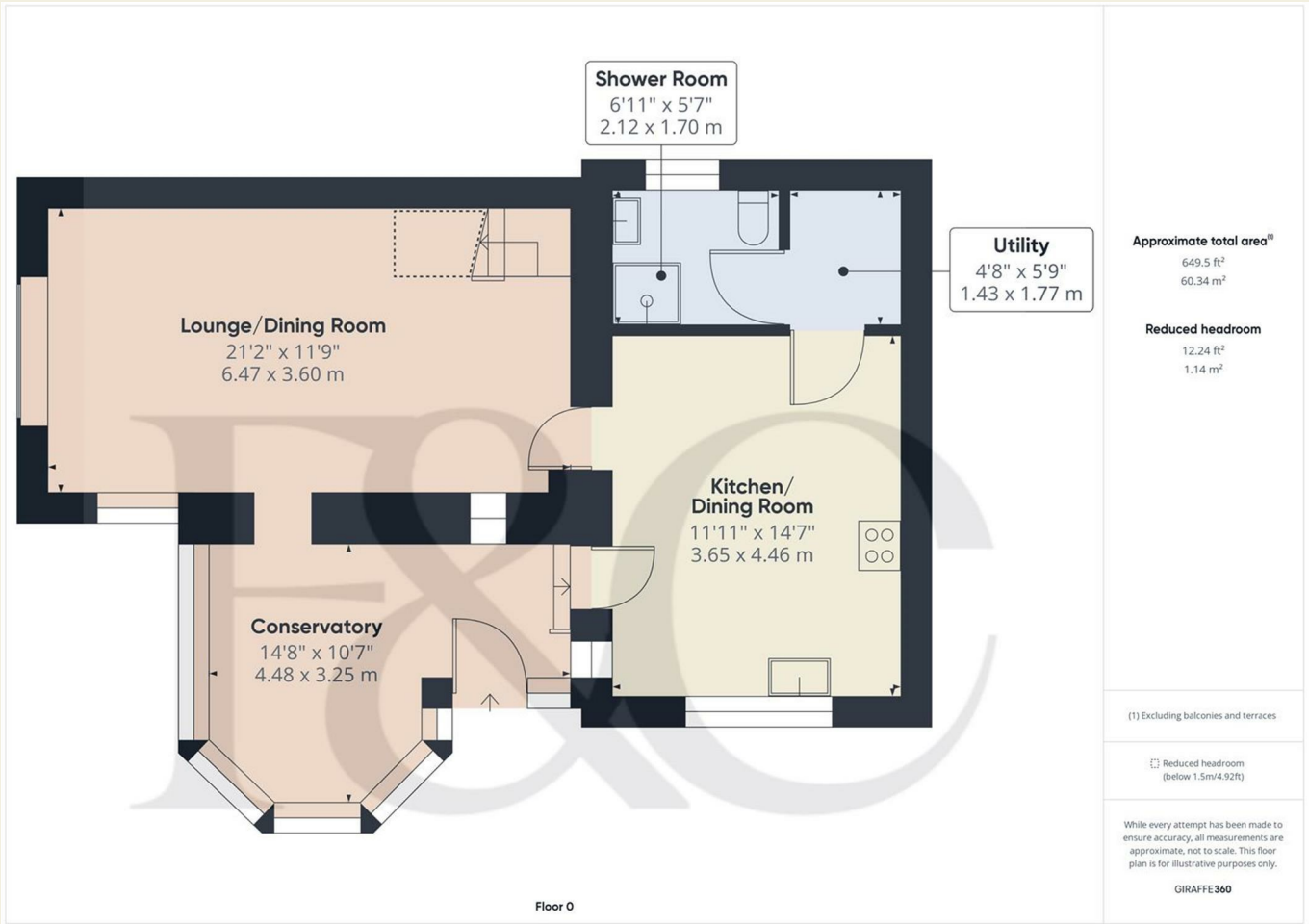
A gravelled driveway provides car standing spaces for two/three cars.



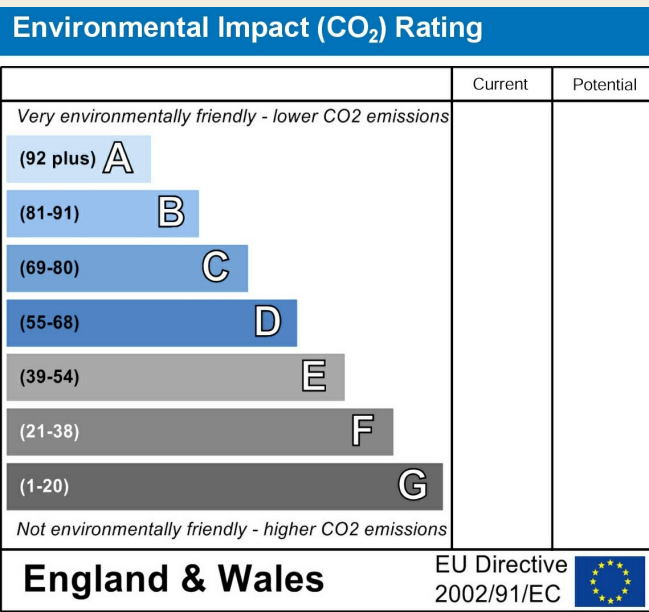
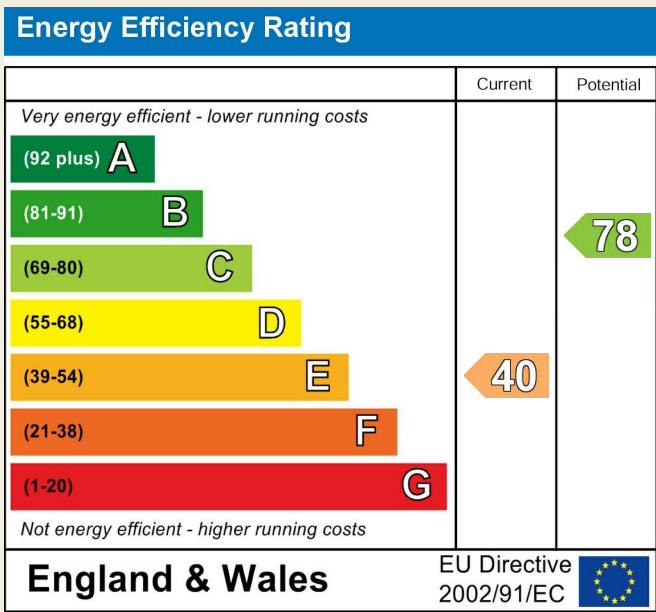
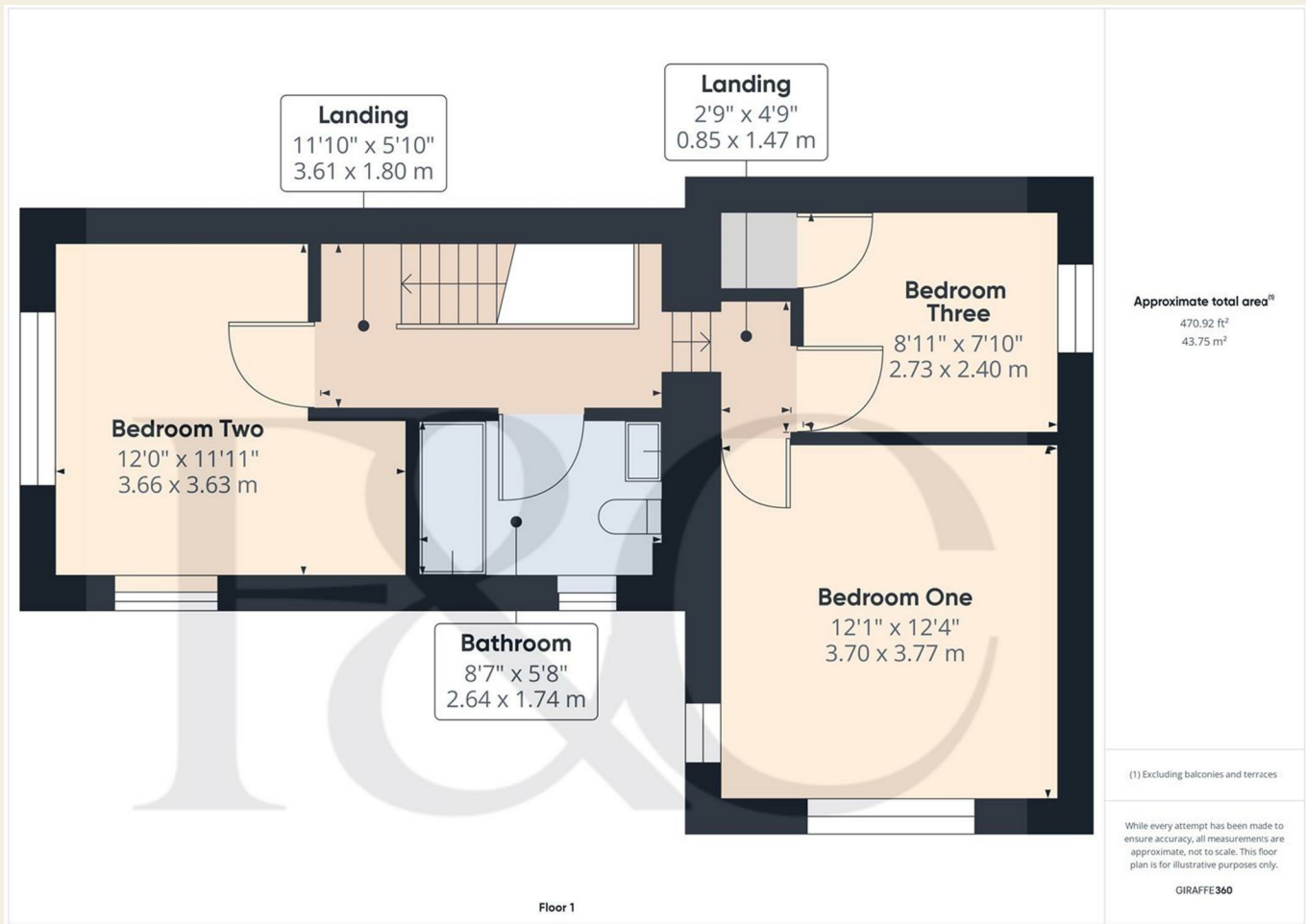
Garage Space

Subject To Planning Permission





These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.