



South Sitch Wirksworth Road, Idridgehay, DE56 2SG £750 Per Calendar Month

- A Delightful Detached Cottage
- Fitted Kitchen
- Bathroom With A Four Piece Suite
- Pleasant Garden
- Unfurnished - Available Now
- Located Within Private Grounds Of Main Residence
- Lounge/Dining Room With Log Burner
- Two Double Bedrooms
- Car Parking
- EPC Grade E

Fletcher and Company are delighted to offer for rental this pretty, detached cottage located within the sought after village of Idridgehay yet conveniently positioned for access to The Peak District, connection with A6 and A 38 and easy access to Derby, Belper, Matlock and Wirksworth.

The property is approached via electric gates which also serve the main house (South Sitch) and the cottage is located within the grounds.

Accommodation includes a lounge/ dining room, fitted kitchen, two double bedroom and a bathroom.. To the front of the cottage there is off road parking space for several vehicles. To the side of the cottage is a delightful, mature garden which is mainly laid to lawn with mature hedges to the borders and a patio area.

Lounge/Dining Room

13'1" x 8'9" plus 18'1" x 12'0" (3.99 x 2.69 plus 5.52 x 3.68)

Having a feature stone fireplace with stone and tiled hearth housing a cast iron wood burning stove. There is exposed stone to the walls, two central heating radiators, an understairs cupboard providing excellent storage space and stairs lead off to the first floor. To the front are two leaded glass windows and french doors provide access.



Fitted Kitchen

13'1" x 5'6" (4.01 x 1.7)

Appointed with a range of wooden base cupboards, drawers and eyelevel units with a granite work surface over incorporating a Belfast sink with mixer tap. There is a larder unit and integrated appliances include a Fridge/Freezer, electric oven, hob and extractor fan. Having a feature exposed stone wall, a flagged floor, tiling to splashback areas, plumbing for an automatic washing machine, a window to the rear and a stable door providing access.



FIRST FLOOR

Landing is carpeted and has a central heating radiator. Access is provided to the bedrooms and bathroom

Landing

Bedroom One

13'3" x 8'11" (4.05 x 2.72)

Having a feature cast iron fireplace, a central heating radiator and a leaded glass window to the front elevation



Bedroom Two

13'7" x 8'6" (4.16 x 2.6)

Having a leaded glass window to the front and a central heating radiator.

Bathroom

Appointed with a modern four piece suite comprising a panelled bath, separate shower cubicle with mains shower over and a folding glass door, a pedestal wash hand basin and a low flush wc. Having tiling to all splashback areas, a tiled floor, inset spot lighting, a heated towel rail, electric shaver point and window to the front elevation.

Outside

The property is approached via electric gates which also serve the main house (South Sitch) and the cottage is located on the right hand side. To the front of the cottage there is off road parking space for several vehicles. To the side of the cottage is a delightful, mature garden which is mainly laid to lawn with mature hedges to the borders and a patio area. The borders are well stocked with a variety of shrubs and flowering plants.



DIRECTIONS

Enter Idridgehay on Wirksworth Road from Belper/Duffield. Upon entering the village go past the village stores on the right hand side and the property can be located on the opposite side of the road approached via electric cast iron gates.

Our Fees

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 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.

Our Fees - The Tenant Fee Act 2019

From 1st June 2019 letting agents in England will only be able to take permitted payments from tenants.

Permitted payments as defined under the legislation only include the following:

1. The rent.
2. Refundable tenancy deposit – capped at no more than five week's rent where the annual rent is less than £50,000 or 6 weeks' where the total rent is £50,000 or above.
3. Refundable holding deposit – capped at no more than one week's rent.
4. Payments to change the tenancy – where requested by the tenant capped at £50 inc VAT (or reasonable costs if higher).
5. Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
6. Payments for utilities, communication services, TV licence and Council Tax.
7. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

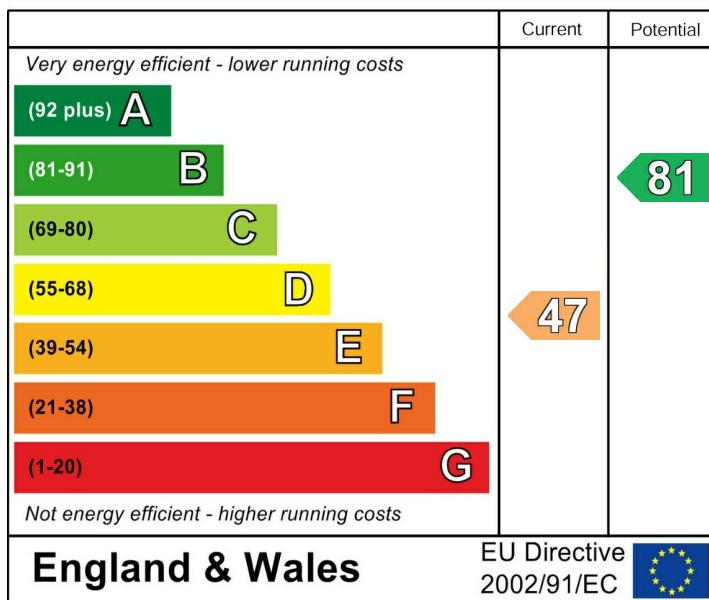
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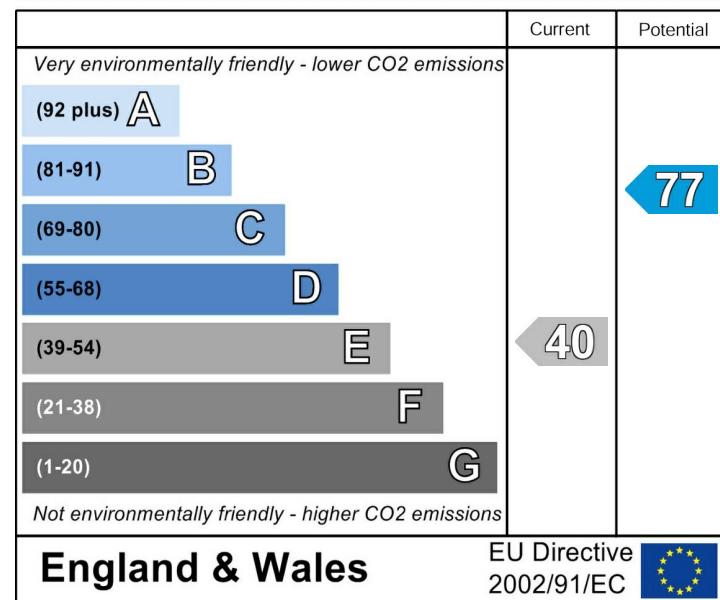
MEMBERS OF THE PROPERTY OMBUDSMAN

WEBSITE FOR OMBUDSMAN : www.tpos.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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