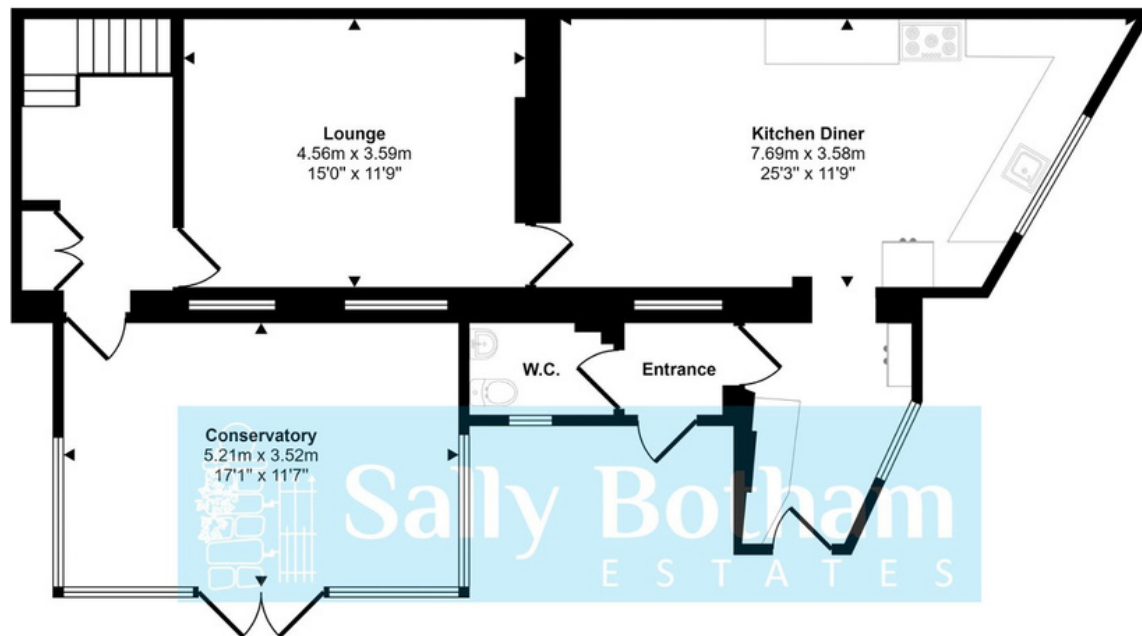


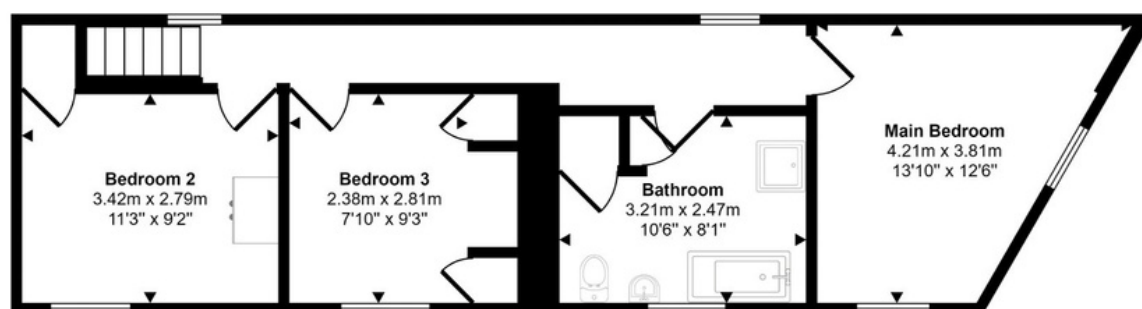




Approx Gross Internal Area
136 sq m / 1459 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft

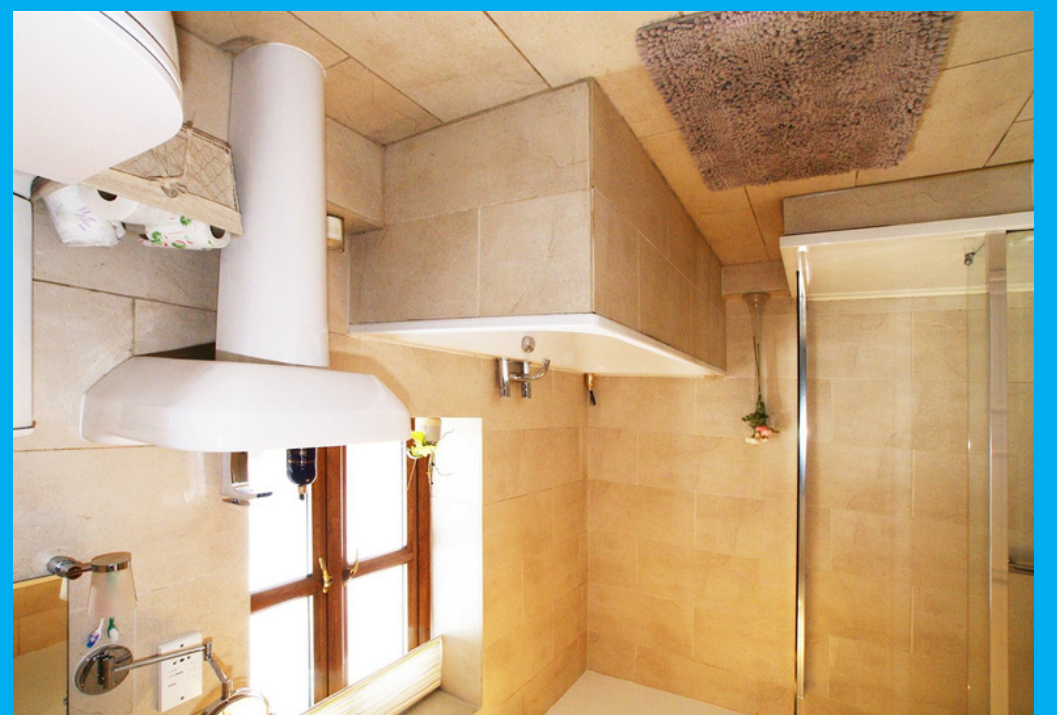
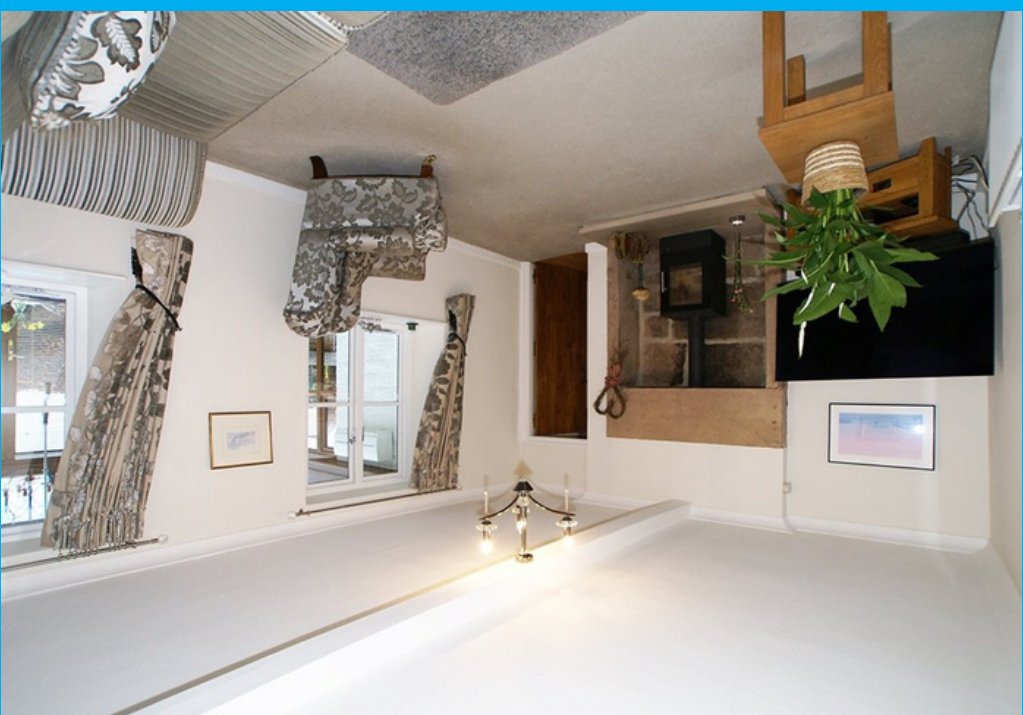


First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







A superbly presented, stone-built, semi-detached cottage, ideally located in an idyllic rural hamlet, with commanding far-reaching views yet within easy reach of excellent amenities just a few minutes' drive away. The accommodation offers: three double bedrooms; family bathroom with shower; spacious sitting room; large conservatory; farmhouse-style dining-kitchen; utility; and ground floor WC. There are two areas of garden, one to the front of the property and a further area adjacent, enjoying a secluded position with a stunning view over the open countryside. The property has off-road parking for 3 vehicles and is located in Wheatcroft close to the village of Crich and within easy reach of Matlock and Alfreton. The cities of Nottingham and Derby are within commuting distance and there is access to the J28 M1 motorway via Alfreton and the A38.

Entering the property via a woodgrain-effect UPVC entrance door, which opens to:

UTILITY/BOOT ROOM 2.87m x 2.50m, narrowing to 1.45m

Having a side-aspect woodgrain-effect double-glazed window overlooking the driveway and the open countryside beyond. The room has porcelain tiles to the floor, central heating radiator with thermostatic valve, cloak cupboard with hanging space and storage shelving, and a quartz worksurface with storage cupboard beneath, and space and connection for an automatic washing machine and further white goods. An oak batten door with thumb latch opens to:

LOBBY 1.32m x 1.18m

Having a glazed entrance door opening onto the gardens, porcelain tiles following through from the utility room, and an oak batten door with thumb latch opening to:

GROUND FLOOR WC 1.86m x 1.45m

With side-aspect double-glazed woodgrain-effect window, ceramic tiles to the floor, and suite with close-coupled WC and pedestal wash hand basin. There is a central heating radiator with thermostatic valve and an extractor fan.

From the utility room, a door opening leads to:

DINING-KITCHEN 5.70m x 3.67m widening to 7.37m

A delightfully spacious room having light oak flooring and a feature fireplace with a dressed stone surround and raised hearth housing a log-burning stove. The dining area of the room has a borrowed-light window to the lobby, central heating radiator with thermostatic valve, and a point for a wall-mounted TV. The kitchen area of the room is illuminated by downlight spotlights and has a good range of bespoke units in a paint-effect finish with cupboards and drawers beneath a quartz worksurface with a matching up-stand. There are wall-mounted storage cupboards with under-cabinet lighting, and illuminated glass-fronted display cabinets. Fitted within the kitchen is a Rangemaster cooker with a five-ring induction hob, double oven and

grill, over which is an extractor canopy. There is an integral 12-place-setting dishwasher, and an under-mounted Belfast-style sink with a mixer tap and a filtered drinking water tap. Within the kitchen is a Gorenje fridge-freezer, which is included in the sale. There is also a telephone point and internet connection.

An oak batten door with thumb latch leads to:

SITTING ROOM 4.48m x 3.70m

Having double-glazed casement windows, looking through the conservatory to the fine far-reaching views beyond. The room has a feature fireplace with a dressed stone surround and raised hearth housing a log-burning stove. There is a central heating radiator, and television aerial point. An oak batten door with a thumb latch leads to:

HALLWAY 3.76m x 2.02m

With a half-glazed oak door opening to the conservatory, polished light oak flooring, and a staircase rising to the upper floor accommodation. The hallway has a central heating radiator with thermostatic valve, and a useful large storage cupboard with fitted shelving.

CONSERVATORY 5.17m x 3.65m

Being constructed in woodgrain-effect UPVC with double-glazed panels set upon a dwarf wall and having an apexed glass roof with opening roof lights. A pair of glazed doors open onto the gardens to the front of the property. From the conservatory there are superb far-reaching views over the open countryside. The room has rustic-effect Karndean flooring with underfloor heating.

From the hallway, a staircase with turned spindles, rises to:

FIRST FLOOR LANDING 7.91m x 1.12m (maximum measurements)

With rear-aspect woodgrain-effect UPVC double-glazed windows, central heating radiator with thermostatic valve, and batten doors with thumb latches opening to:

BEDROOM ONE 3.67m x 4.18m narrowing to 2.11m

Having dual-aspect double-glazed windows, flooding the room with natural light and enjoying the superb far-reaching views. The room has a pair of central heating radiators with thermostatic valves.

FAMILY BATHROOM 3.22m x 2.51m

A fully-tiled room with ceramic tile floor having UPVC woodgrain-effect double-glazed windows, taking advantage of the superb far-reaching view. The suite comprises: panelled bath with side fill taps; pedestal wash hand basin with waterfall

tap; dual-flush closed-coupled WC; and walk-in shower cubicle with mixer shower. There is a useful deep, built-in storage cupboard; chrome-finished ladder-style towel radiator; and shaver point.

BEDROOM TWO 2.99m x 2.79m

With double-glazed windows, having similar views to the bathroom over the surrounding open countryside, taking in several counties. The room has a range of built-in wardrobes, providing hanging space and storage shelving, and there is a central heating radiator with thermostatic valve.

BEDROOM THREE 3.51m x 2.84m

Again with front-aspect double-glazed windows, having similar views to bedroom two. The room has a central heating radiator with thermostatic valve, and a useful storage cupboard over the head of the stairs.

OUTSIDE

The property is approached via communal driveway to the side of which is a private parking space. To the front of the property is an enclosed garden with flagged pathways and borders well stocked with flowering plants and ornamental shrubs. Within the garden is a log store and an external oil fires boiler which provides hot water and central heating to the property. Across the access drive is a further area of secluded garden with stunning far reaching countryside views. There are areas of lawn and borders and a flagged patio with brick pizza oven. Within the garden is a timber garden shed.

SERVICES AND GENERAL INFORMATION

Mains electricity and water are connected to the property. Drainage is by way of a private system and heating and hot water are provided by an oil fired boiler.

TENURE

Freehold

COUNCIL TAX BAND (Correct at time of publication)

E

DIRECTIONS

Leaving Matlock along the A615 towards Alfreton, after passing through Tansley, turn right at the crossroads signposted Lea and Holloway. At the next crossroads, go straight over into Wheatcroft Lane, follow the road along and down the hill where the drive can be found on the right-hand side.

DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

