



Sally Botham
ESTATES

STADDLESTONE
Wakebridge, Crich, DE4 5HD
£550,000









A characterful stone-built period property, believed to date back to 1820, standing in approximately an acre of gardens and paddocks, together with a range of outbuildings in need of repair. The accommodation, which would benefit from upgrading, offers: four good-sized bedrooms; family bathroom; sitting room; dining room; and breakfast kitchen, rear lobby and ground floor WC. There are enclosed gardens to the front of the property, ample off-road parking, and an area of hillside paddock to the rear of the property.

Wakebridge is a small hamlet surrounded by delightful countryside close to the village of Crich, where there are excellent local amenities. Situated within easy reach of the towns of Matlock (6.4 miles), Alfreton (4.5 miles), Belper (5 miles), and Ripley (4.3 miles) and within commuting distance of Derby and Nottingham.

Entering the property via a UPVC door, with glazed and obscured glass panel, which opens to:

RECEPTION HALLWAY

Having a rear-aspect UPVC double-glazed window, central heating radiator with thermostatic valve, and a batten door with Suffolk thumb latch opening to:

SITTING ROOM

Having dual-aspect UPVC double-glazed windows, original exposed beams to the ceiling, and a tiled fireplace with a gas fire. The room has a central heating radiator with thermostatic valve.

From the hallway, an arched opening opens to:

INNER HALLWAY

Having an open-tread staircase rises to the upper floor accommodation. There is a UPVC double-glazed window, central heating radiator, and a storage niche with fitted shelving. A batten door with Suffolk thumb latch opens to:

DINING ROOM

With front-aspect double-glazed windows and an architectural feature circular window overlooking the gardens and the open countryside beyond. The room has a tiled fireplace with a gas fire, central heating radiator with thermostatic valve, and telephone point. A batten door with thumb latch leads to:

BREAKFAST KITCHEN

A spacious kitchen with front and side-aspect UPVC double-glazed windows, and a range of storage cupboards beneath a worksurface. There are wall-mounted storage cupboards, and a double drainer sink with a mixer tap. Beneath the worksurface there is space and connection for an automatic washing machine and there is space and connection for a gas cooker. There is

ample space within the kitchen for a dining table if required. Sited within the room is the Vaillant gas-fired boiler, which provides hot water and central heating to the property. A batten door with thumb latch opens back to the inner hallway, and a further panelled door leads to:

REAR ENTRANCE LOBBY

Having a half-glazed entrance door and side-light window opening onto the front of the property. A further batten door with thumb latch leads to:

GROUND FLOOR WC

Having a side-aspect UPVC double-glazed window with obscured glass, low-level WC, and a stainless wash hand basin.

From the inner hallway, an open-tread staircase rises to:

FIRST FLOOR LANDING

Having a rear-aspect UPVC double-glazed window; airing cupboard with slatted linen storage shelving; a loft access hatch; and batten doors with thumb latches opening to:

BEDROOM ONE

A spacious double bedroom with triple front-aspect UPVC double-glazed windows overlooking the gardens and the open countryside beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO

Again with front-aspect double-glazed windows having similar views to bedroom one.

BEDROOM THREE

Having a front-aspect UPVC double-glazed tilt-and-turn window.

FAMILY BATHROOM

With a rear-aspect double-glazed window with obscured glass, and suite with: panelled bath, with Triton Rapide electric shower over; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostatic valve.

From the landing, a quarter-turn staircase rises to:

BEDROOM FOUR

A spacious room with a coombed ceiling, double-aspect UPVC double-glazed tilt-and-turn windows, and an original feature fireplace with a painted stone surround and original cast iron insert, housing an open grate.

OUTSIDE

The property is approached via a driveway, which provides ample parking and gives access to a range of buildings including:

TIMBER-CONSTRUCTED STORAGE BARN 7.05m x 3.40m

PREFABRICATED CONCRETE GARAGE 6m x 5.6m

STONE-BUILT GARAGE 5m x 2.94m, with a further storage area of 2m x 1.94m.

Having traditionally-hung vehicular access doors, and a rear-aspect window.

To the front of the property is an area of enclosed garden stocked with mature shrubs and having a greenhouse/potting shed. To the rear of the property is an area of steep hillside paddock.

SERVICES AND GENERAL INFORMATION


Mains electricity, water and gas are connected to the property, drainage is by way of a private system. There is a capped disused mine shaft on the land.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS

From the centre of Crich take the B5035 signposted Alfreton, on the bend by the market cross bear left along Cromford Road signposted Tramway museum, after passing the Cliff Inn the property can be found on the right hand side at the bend in the road.

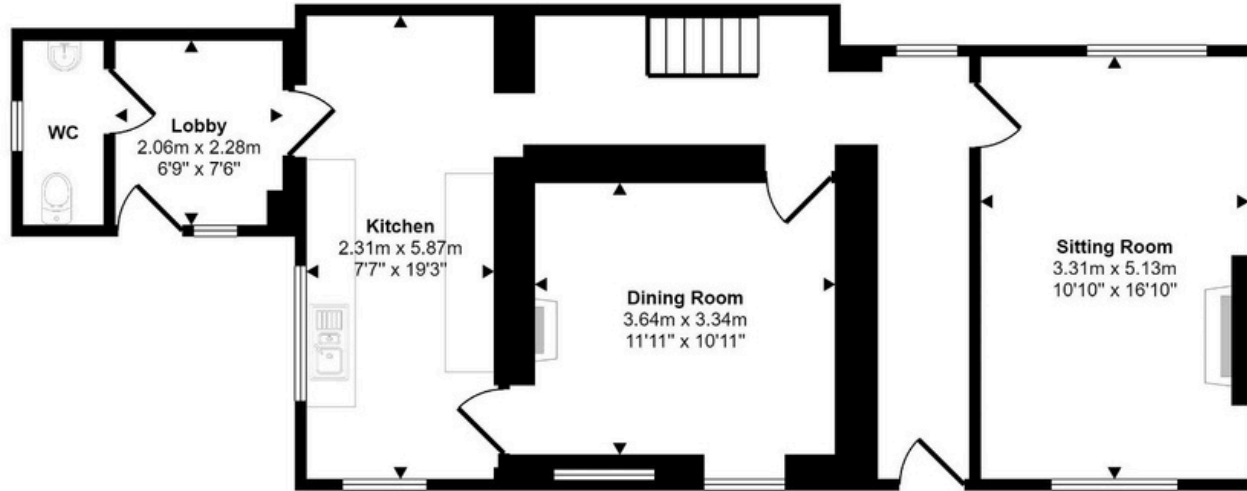
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.



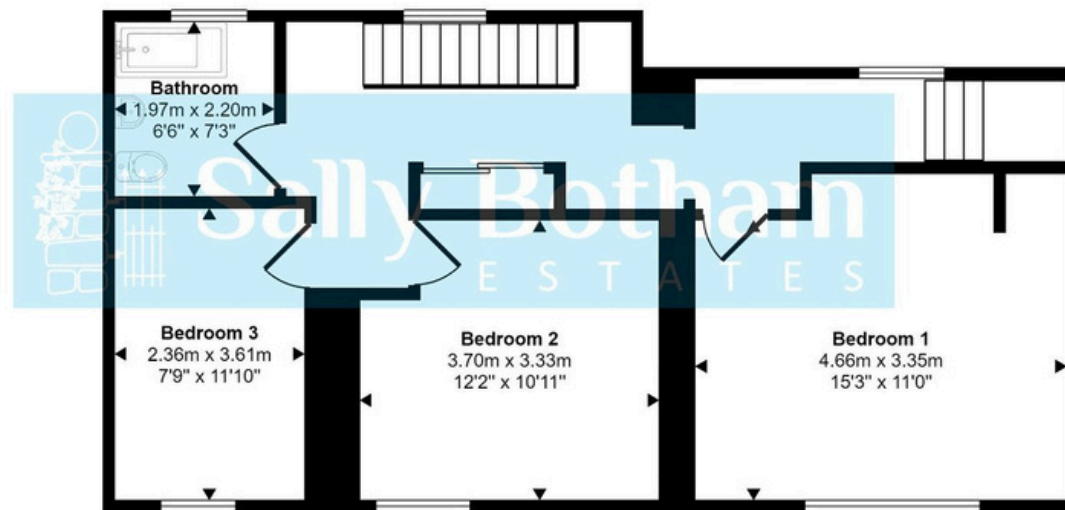
Approx Gross Internal Area
162 sq m / 1740 sq ft



Ground Floor
Approx 72 sq m / 779 sq ft



Second Floor
Approx 24 sq m / 261 sq ft



First Floor
Approx 65 sq m / 699 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.









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