



Sally Botham
ESTATES

STAGSIDE COTTAGE

3 Oker View, Main Road, Darley Bridge, DE4 2JY

Offers in the region of: £450,000













A delightful extended period cottage with a date stone of 1756, ideally located in a quiet area, close to the centre of Darley Bridge. This delightful stone-built property has a wealth of original cottage features, including mullion windows original fireplaces, and beams. The accommodation offers: three good-sized bedrooms; family shower room; master en suite; two reception rooms with log-burning stoves; spacious dining kitchen; utility room; and ground floor WC. There is a delightful cottage garden, and the property benefits from allocated off-road parking.

Darley Bridge is an attractive village set in the beautiful the Derwent Valley, surrounded by open countryside with many fine walks. There are excellent local amenities at nearby Darley Dale, and the towns of Matlock (3 miles) and Bakewell (6.5 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham, and Derby.

Entering the property via an oak stable-style entrance door with glazed panel, which opens to:

RECEPTION HALLWAY

Having stone flags to the floor, rooflight windows, column central heating radiator, and a door opening leading to:

DINING KITCHEN

A delightfully spacious farmhouse-style dining kitchen, with dual-aspect casement windows set within exposed stone mullions enjoying views over the gardens. A pair of patio doors open onto the garden. The room has stone flags to the floor following through from the hallway, and a feature exposed stone wall with borrowed-light windows to the sitting room and dining room. There is an exposed heavy central beam. To the kitchen area of the room are a range of bespoke units with an under-mounted Belfast style-sink with mixer tap, storage cupboards, and drawers. There is space and connection for a dishwasher. Set within the chimney piece is a Rangemaster Classic 90 cooker with double ovens, grill, and a five-burner gas hob, over which is an extractor canopy. The room has central heating radiators with thermostatic valves, and a further column-style central heating radiator.

From the hallway, oak batten doors with Suffolk thumb-latches open to:

UTILITY ROOM

Having a side-aspect double-glazed casement window with obscured glass, and stone

flags to the floor following through from the hallway. There is a worksurface, beneath which is space and connection for automatic washing machine, and space for a tumble dryer. The room has a wall-mounted storage cupboard. Sited within the room is the combination gas-fired boiler, which provides hot water and central heating to the property. There is coat hanging space.

GROUND FLOOR WC

With a double-glazed oak casement window set within a stone-surround. There are stone flags to the floor, and suite with: dual-flush closed-coupled WC with handheld bidet spray, and wall hung wash hand basin with tile splashback. There is a column central heating radiator and an extractor fan.

From the hallway, a door opening leads to:

SNUG / DINING ROOM

With double-glazed casement windows, dark oak flooring, and exposed beams to the ceiling. There is a fine feature fireplace with a dressed stone surround and raised hearth housing a multi-fuel stove. The room has a television aerial point and column central heating radiator. A door opening leads to:

SITTING ROOM

A spacious sitting room with front-aspect double-glazed oak casement windows set within exposed stone mullions. A half-glazed panelled door opens onto the front of the property. The room has oak flooring following through from the dining room, and a fine feature fireplace with a heavy exposed corbelled lintel and raised hearth housing a multi-fuel stove. The room is illuminated by wall lamp points and there is a column central heating radiator, television aerial point, and incoming broadband point.

From the snug / dining room, a quarter-turn staircase rises to:

FIRST FLOOR LANDING

Having a gallery rail with barley twist spindles and newels, exposed beams to the ceiling, and central heating radiator with thermostatic valve. Oak batten doors with thumb latches open to:

FAMILY SHOWER ROOM

Having a rear-aspect window with obscured glass, and suite with: shower cubicle with

mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, an extractor fan, and shaver point.

BEDROOM THREE

Having double-glazed casement windows set within exposed stone mullions. There are exposed beams to the ceiling. The room has a central heating radiator with thermostatic valve, and a loft access hatch.

From the landing, an original batten door with thumb latch opens to:

INNER LANDING

Where further doors open to:

BEDROOM ONE

With dual-aspect double-glazed casement windows set within stone mullions, overlooking the garden. There is a central heating radiator, and a loft access hatch. A batten door opens to:

EN SUITE

With a side-aspect casement window with obscured glass. The room has panelling to dado height, and suite with: roll-top corner bath with Victorian-style mixer taps and handheld shower spray; pedestal wash hand basin; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights. There is an extractor fan, chrome-finished ladder-style towel radiator, and shaver point.

BEDROOM TWO

With front-aspect double-glazed casement mullioned windows. The room has an original feature fireplace with a Georgian-style open grate and dressed stone surround. The room has a central heating radiator with thermostatic valve.

OUTSIDE

To the side of the property is a delightful enclosed garden with a central sculpted lawn, with borders well-stocked with a good variety of flowering plants and ornamental shrubs and trees. There are three flagged seating areas, one of which has a barbecue. There is a summer house-style garden shed, and a further summer house with glazed doors. There is a further seating area beneath the gazebo, supporting climbing plants. The property has outside lighting, water, and power supplies.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

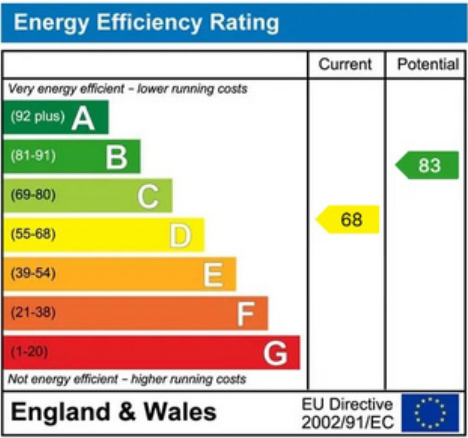
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) ‘B’

DIRECTIONS

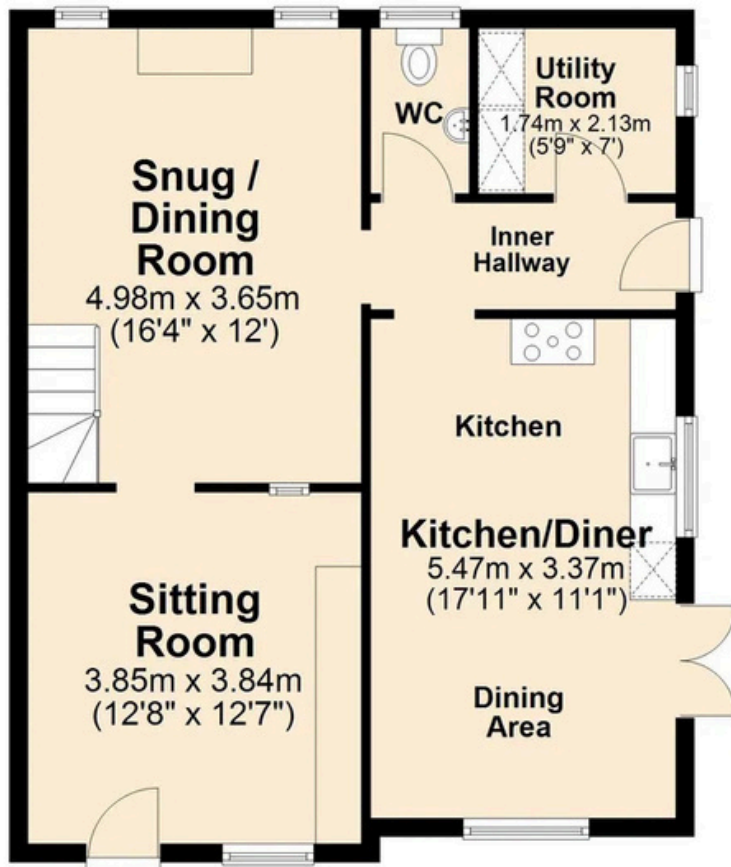
Leaving Matlock along the A6 towards Bakewell: upon reaching Darley Dale, turn left along the B5057 signposted Wensley. After passing the Square and Compass pub, continue over the bridge crossing the river, where the property can be found on the left-hand side.



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.

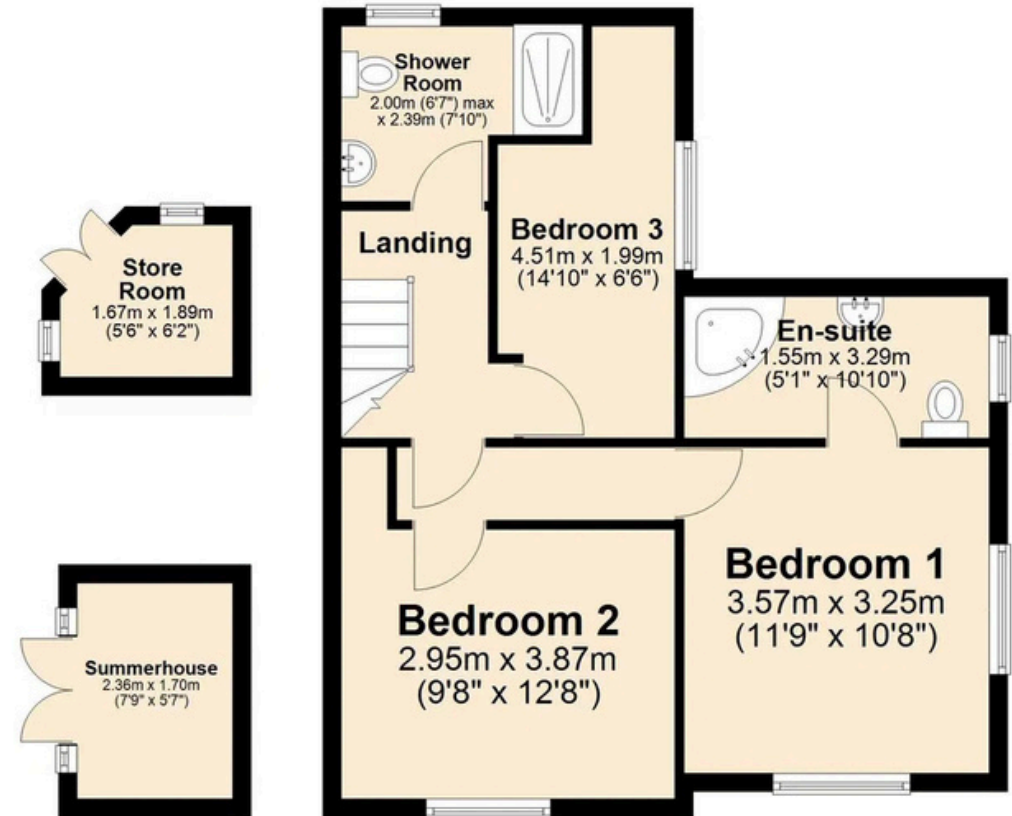
Ground Floor

Approx. 69.9 sq. metres (752.5 sq. feet)

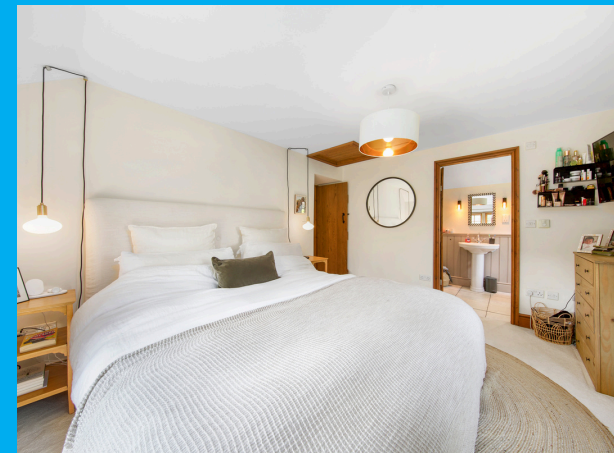


First Floor

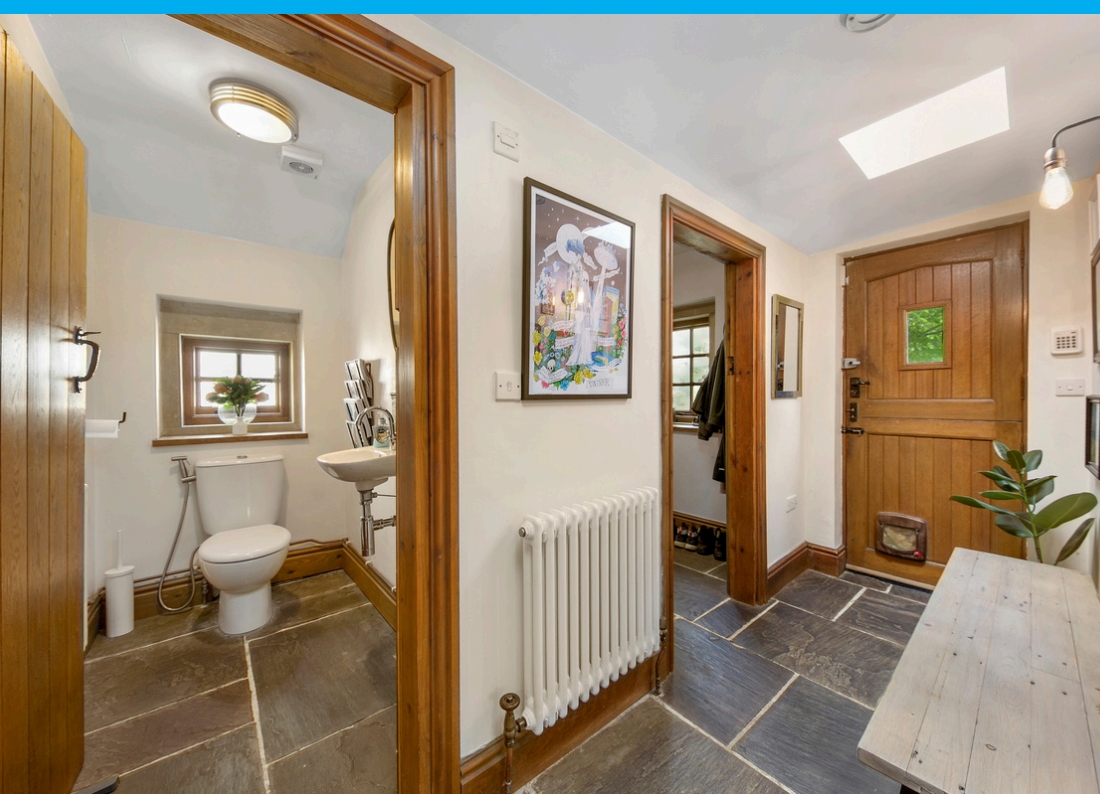
Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 118.9 sq. metres (1280.3 sq. feet)













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