



GRANT'S  
OF DERBYSHIRE

Rose Cottage, Main Street, Birchover DE4 2BN  
Offers Around £490,000



Located at the heart of the popular Peak District village of Birchover is Rose Cottage, a detached, stone built period property. Full of character, the accommodation itself comprises entrance porch, dining room with multi-fuel burner, spacious sitting room, fitted kitchen, utility/study, three double bedrooms and a family bathroom. There is a delightful garden to the front of the home with a lawn and a flagged terrace taking full advantage of the southerly aspect. A driveway provides ample off road parking and to the rear is additional garden space and a covered store. The property is well presented throughout and benefits from double glazing and gas central heating, with the Worcester combi boiler having been fitted just four years ago. Birchover itself is a most attractive village with a real sense of community and there are highly regarded schools nearby. The village has two public houses and it is within easy reach of the towns of Matlock and Bakewell. It is also within commuting distance of Derby, Nottingham, Sheffield and Manchester. Viewing Highly Recommended.



## Ground Floor

To the front of the cottage is a hardwood entrance door opening into the

### Entrance Porch 6'9" x 4'9" (2.06m x 1.45m)

With ceramic tiled flooring and windows to both sides. From here is a part glazed door to the

### Dining Room 13'6" x 12'11" (4.13m x 3.95m)

This room is full of character from the exposed ceiling timbers to the exposed stone to the rear wall. The focal point is the substantial stone fireplace which houses the multi-fuel burner upon the raised stone hearth. The room is lit by wall lights and there is a sash window to the front aspect looking out onto the foregarden. A staircase leads up to the first floor and beneath this are useful storage cupboards. To one side is a door to access the kitchen and to the opposite side a door opens to the

### Sitting Room 14'4" x 12'9" (4.39m x 3.90m)

This is a good sized reception room with the benefit of dual aspect windows. The windows to the front aspect enjoy a pleasant outlook over the surrounding properties to the open countryside beyond. The room has exposed timbers to the ceiling and is lit by wall lights.

### Kitchen 12'6" x 7'8" (3.83m x 2.36m )

With tiled flooring, this kitchen is fitted with a good range of wall and base units with wood effect work surfaces and tiled splashbacks. Set within the work surface is a stainless steel sink with a modern pull out spray mixer tap. There is an integrated fridge and a Smeg range style cooker with double oven and grill with five ring gas hob and extractor hood over. There is also under counter space and plumbing for a dishwasher. The room is lit by inset spotlights as well as under unit lights and there is a sash window to the front aspect looking out onto the garden. To one side is an opening and two steps up to the

### Utility / Study 15'6" x 7'0" (4.73m x 2.15m)

With a continuation of the tiled flooring from the kitchen, this room is fitted with a range of built-in furniture which provides useful storage as well as

creating a study area with desk and drawers. One of the cupboards houses the Worcester combination boiler which was installed just four years ago and provides the hot water and central heating to the property. There is an integrated fridge and freezer as well as space and plumbing for a washing machine and other appliances as required. There are exposed beams to the ceiling and inset spotlights. To the rear of the room is a part glazed door opening to the exterior where there is a covered store (measuring approximately 7.26m x 1.14m), ideal for the storage of bikes etc. To the front are patio doors opening onto the flagged terrace.

## First Floor

The staircase leading up from the dining room reaches the

## Landing

With a window to the rear aspect, the landing splits with three steps to the left leading to the family bathroom and the third bedroom and three steps to the right leading to the second bedroom and

### Bedroom One 14'3" x 12'9" (4.35m x 3.91m)

This is a very good sized bedroom and is dual aspect with the window to the front enjoying particularly pleasant and far reaching views.

### Bedroom Two 10'4" x 10'3" (3.16m x 3.13m)

The second bedroom also has a window to the front aspect enjoying similar views to bedroom one. Within the room there is access to the attic via the hatch with pull down ladder. There is also a door opening to a most useful overstairs storage cupboard.

### Bedroom Three 14'8" x 7'6" (4.48m x 2.30m)

The third double bedroom has windows to both the front and rear aspects.

### Bathroom 8'7" x 7'11" (2.62m x 2.42m)

Fitted with a three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with mixer shower over. A former window opening creates a useful display/storage area. There is a heated towel rail

to one corner and the room is lit by inset spotlights. To the front aspect is a sash window.

## Outside

The property is accessed via a gated driveway which provides ample off road parking. To the front of the cottage is a good sized flagged terraced which provides a most pleasant area in which to sit and enjoy the southerly aspect. Beyond this is a lawned garden with well stocked borders. To the rear of the property is a further raised garden area which is accessed via a shared pathway running between Rose Cottage and the neighbouring property.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band F which is currently £3069 per annum.

## Directional Notes

From our office in the Wirksworth Market Place, proceed along Harrison Drive (B5023) in the direction of Cromford. Take the first left (at the Lime Kiln public house) and travel up and through the village of Middleton. At the bottom of the hill at the T junction, take a right turn and then immediately left onto the Via Gellia A5012 towards Grangemill (and Buxton). At the Grangemill crossroads take the right turn (B5056) towards Winster. Follow this road for approximately 7 miles bypassing Winster on your right. You will come to a sharp right turn, onto a road clearly signed for Birchover. Continue on this road through the centre of Birchover, onto Main Street. Shortly after passing The Red Lion public house, Rose Cottage can be found on the left hand side immediately after the converted chapel.

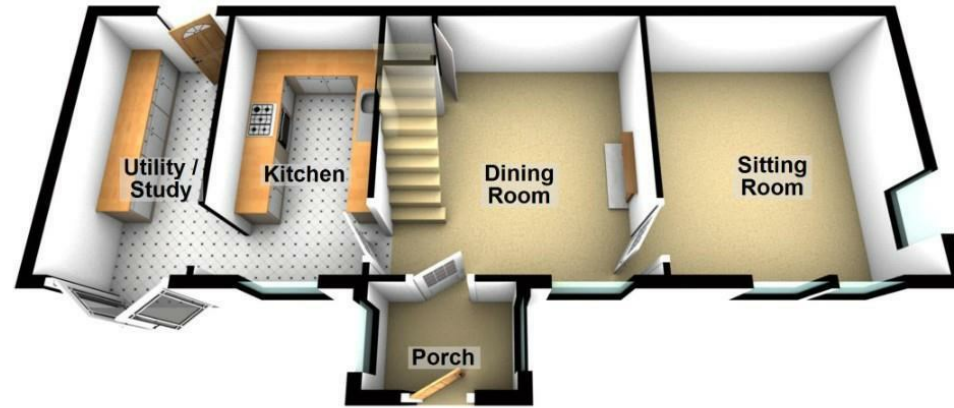




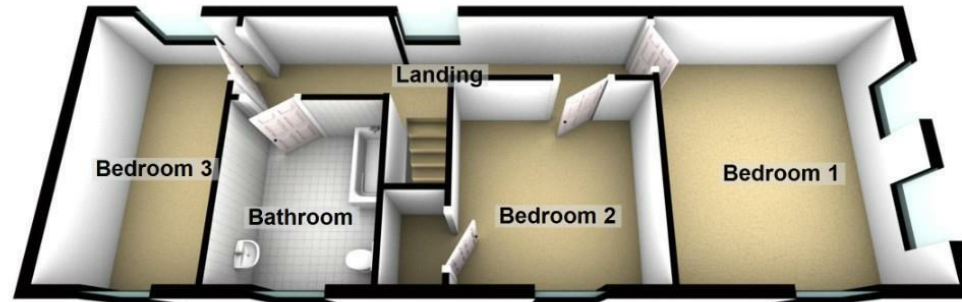




### Ground Floor



### First Floor



This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

