



GRANT'S  
OF DERBYSHIRE

4 Keeling Terrace, Keeling Lane, Birchover, Nr Matlock DE4 2BS  
Asking Price £250,000

We are delighted to offer For Sale, this well presented stone built cottage which is located in the heart of this sought after village of Birchover, in The Peak District National Park. This home, benefits from gas central heating, uPVC double glazing and is extremely well presented throughout. The accommodation comprises; sitting room with wood-burning stove, dining kitchen and rear porch/utility. On the first floor there are two good sized bedrooms and a modern refitted family bathroom. On the second floor we have a sizeable loft room which offers a number of potential uses. Outside, there is a lawned foregarden, a sunny rear courtyard and off street parking for one car. Viewing Highly Recommended. Virtual Tour Available.



## The Location

Birchover is a sought after and popular village located within the Peak District National Park. The village itself has two well known public houses, The Druid Inn and The Red Lion, a Grade II listed church (St Michael's) and an active village community. This home is also located within the catchment for the sought after Lady Manners School at Bakewell. A Church of England primary school is located nearby at Stanton in The Peak. The nearby market towns of Bakewell and Matlock offer an excellent range of amenities including shops, restaurants and leisure facilities.

## Ground Floor

The property is accessed via the lawned foregarden which leads up to the feature leaved, part glazed front door opening into the

### Sitting Room 13'2" x 12'5" (4.02 x 3.79)

A light and airy reception with a uPVC double glazed window to the front aspect. There is a TV point and a brick built fireplace with stone lintel over and a cast iron wood-burning stove inset. A solid wood door leads to the

### Dining Kitchen 13'4" x 12'2" (4.08 x 3.73)

With a ceramic tiled floor and a good range of matching wall, base and drawer units with contrasting black work top over, inset sink and integrated appliances include an eye level oven and grill, dishwasher and induction hob with extractor hood over. There is ample space here for a family-sized dining table and chairs. A solid wood, part glazed door leads to the staircase and a door to the rear opens to the

### Rear Porch/Utility 7'2" x 6'6" (2.2 x 2)

A most useful addition to the home and of uPVC construction with double glazed panels and a matching door that leads out to the rear courtyard. There is space and plumbing here for a washing machine and other household appliances.

## First Floor

On arrival at the first floor landing, the first door on the left leads into

### Bedroom One 13'4" x 9'3" (4.08 x 2.84)

The principal bedroom, well lit by the two uPVC double glazed windows to the front aspect. Double louvre doors open to a walk-in closet with a hanging rail for clothes etc and a small dressing table unit.

### Bedroom Two 12'4" x 8'2" (3.77 x 2.51)

Another good sized double bedroom with a uPVC double glazed window to the rear aspect having far-reaching views over the surrounding countryside. There is a walk-in cupboard with hanging rail and shelving.

### Family Bathroom 9'1" x 4'9" (2.78 x 1.46)

Stylishly tiled and recently refitted with a modern white bathroom suite comprising of a panelled bath with shower over, a concealed cistern, dual flush WC and a vanity wash hand basin with storage cupboard beneath. There is a chrome heated towel rail and an obscure glass uPVC double glazed window to the rear aspect. From the first floor, a door leads to a staircase which rises to the

## Second Floor

### Loft Room 15'11" x 12'0" max (4.86 x 3.66 max )

A good sized room offering potential for a number of uses including a home office or a games room. There is a Velux window providing a good level of natural light, recessed shelving for books etc and a good level of storage into the eaves.

## Outside

To the front of the property there is a lawned foregarden with flowering borders all enclosed by

stone walling. Consideration here could be given to creating off street parking as have the neighbouring properties. Immediately to the rear of the home there is a most pleasant, low maintenance, paved courtyard, ideal for sitting and enjoying those far-reaching views. A short distance from the property there is a section of garden which has space for a garden shed and off street parking for one vehicle.

## Council Tax Information

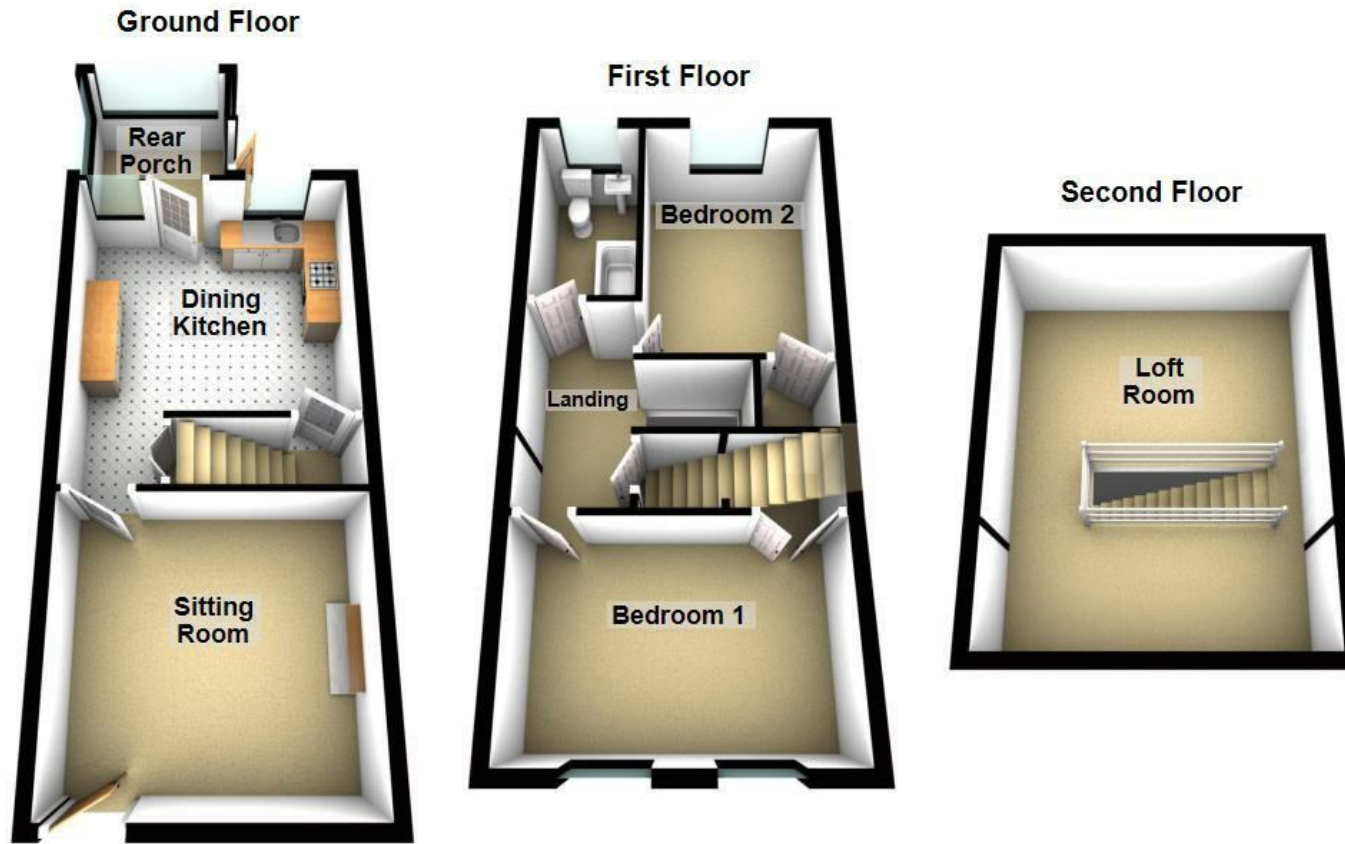
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1653 per annum.

## 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 and Keeling Close will be found on the right hand side.







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.

