



GRANT'S
OF DERBYSHIRE

42 High Street, Bonsall DE4 2AR
Offers Around £260,000

We are delighted to offer For Sale this charming two double bedroom semi-detached cottage which is located in the heart of this sought after village of Bonsall. This home benefits from gas central heating and double glazing throughout. The accommodation comprises; dining kitchen, sitting room and two double bedrooms, both with ensuite shower/bathroom. Bedroom one has a dressing area and a mezzanine level which would be ideal for a home office/study. The property was previously run as a very successful holiday let. There is a small cottage garden to the front and parking is available on the street nearby. Viewing Highly Recommended. No Upward Chain.

The Location

Bonsall is a lovely and very active village on the edge of the stunning Peak District National Park. It is a historic former lead mining village with two public houses, a popular restaurant/cafe/deli and has a sought-after primary school. Bonsall is popular with walkers as The Limestone Way runs through the village. Bonsall is a short distance from Cromford, Wirksworth, Matlock Bath and Matlock where a wider range of amenities can be found.

Ground Floor

The property is entered via the courtyard garden where a part glazed door leads into the

Dining Kitchen 14'9" x 11'11" (4.5 x 3.64)

With a modern range of wall, base and drawer units with wood block worktop over and inset 1.5 bowl ceramic sink. There are two uPVC windows to the side aspect and integrated appliances include; fridge/freezer, dishwasher, electric oven, gas hob with extractor hood over. There is a washing machine, stone fireplace with wood-burning stove and ample space for a dining table and chairs. A door leads through to the

Sitting Room 12'2" x 11'4" (3.71 x 3.47)

A warm and cosy room with uPVC double glazed windows to front and side aspects. There is a wood-burning stove set within a handsome stone surround and a split stable door to the front. A walk-in storage cupboard houses the "Worcester" combination boiler. A door opens to the staircase.

First Floor

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

Bedroom Two 11'3" x 10'8" (3.45 x 3.26)

A double bedroom with a uPVC double glazed window to the side offering views down towards the centre of the village. A door leads through to the

Ensuite Shower Room 7'11" x 4'5" (2.43 x 1.37)

Fitted with a modern suite comprising; tiled shower enclosure, pedestal sink and a dual flush WC. There is a heated towel rail and an obscure glass uPVC double glazed window to the front aspect.

Bedroom One 12'0" x 8'11" (3.66 x 2.74)

Another double bedroom with open vaulted ceiling having a mezzanine floor which is ideal for those choosing to work from home. An opening leads through to the dressing area (1.62 x 1.2) and a door opens to reveal the

Ensuite Bathroom 5'11" x 5'10" (1.82 x 1.8)

With a modern suite comprising; panelled bath with shower over, pedestal sink and a low flush WC. There is a heated towel rail and an obscure glass uPVC double glazed window to the front aspect.

Outside

To the front of the property there is a small, low maintenance foregarden, fully enclosed by stone walling and a wrought iron gate.

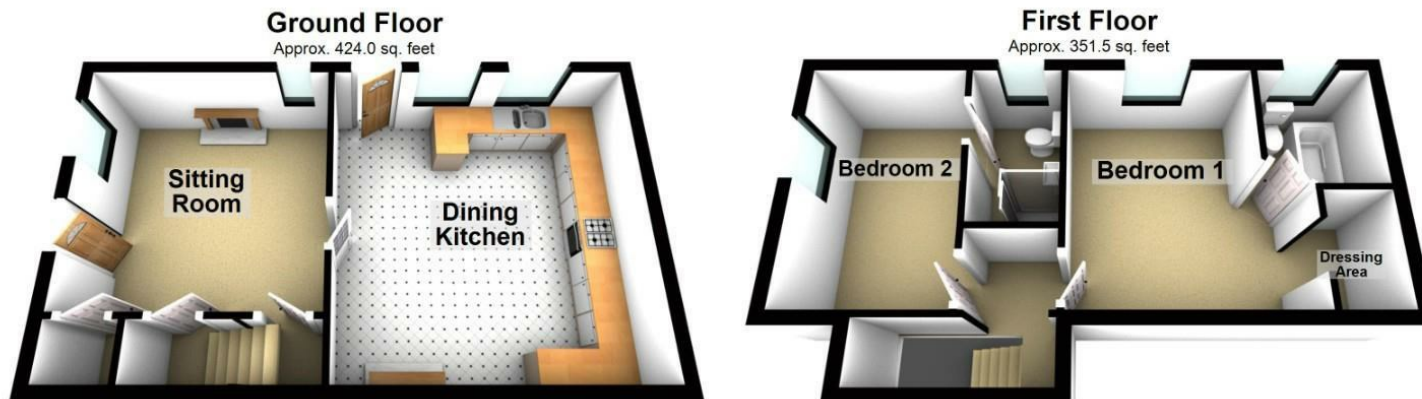
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

From our office at Wirksworth Market Place, continue along Harrison Drive in the direction of Cromford. Just before the market place at Cromford take the left hand turn onto Water lane (A5012) Continue along Water Lane which in turn becomes the Via Gellia Road and after approximately one mile turn right onto Clatterway as signposted for Bonsall. Continue to climb Clatterway and at the first memorial fountain bear right into Yeoman Street. Continue along Yeoman Street and at "The Cross" bear left onto High Street. Misty Edge is located on the right hand side after a short distance.





Total area: approx. 775.5 sq. feet

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.

