



GRANT'S
OF DERBYSHIRE

2 Miners Arms Cottages, School Lane, Carsington DE4 4JN
Offers Around £335,000

Grant's of Derbyshire are delighted to offer For Sale, this beautiful stone built, three bedroom barn conversion which is well presented throughout, with high quality fixtures and fittings and eye-catching features such as timber ceiling beams. This home is currently operating as an extremely successful holiday let but could equally be a main home. The property is located in the sought after village of Carsington, with countryside walks right on the door step and just a short drive to Carsington Reservoir. Benefiting from gas central heating and double glazing throughout, the property briefly comprises: Entrance Hall, Dining Kitchen, Sitting Room & Inner Hallway with Downstairs WC/Utility to the ground floor, then Three Bedrooms with an Ensuite to the Master Bedroom and a modern Family Bathroom, all to the first floor. This property also has a low maintenance landscaped courtyard garden and an allocated parking space. No upward chain. Investment Opportunity. Viewing highly recommended.



Ground Floor

The property is accessed from the allocated parking area, through the wooden gate via the garden & directly to the double glazed stable door. This opens into the

Entrance Porch 5'10" x 4'4" (1.79 x 1.34)

With slate style ceramic flooring, this is an ideal space for coat and shoe storage. A part glazed wooden door opens into the:

Dining Kitchen 19'1" x 12'0" (5.82m x 3.66m)

With two side aspect double glazed windows, ceramic tiled floor and attractive timber ceiling beams. This room is fitted with a comprehensive range of cream shaker style wall, base and drawer units with an oak block effect work top over and a one and a half bowl ceramic sink with mixer tap over. There's a central island with matching base units and work top, also purposeful as a breakfast bar with bar stools. Integrated appliances include the larder style fridge/freezer and dishwasher and there's a freestanding Rangemaster Six with two ovens and grill beneath with extractor hood over. This room has ample space for a family sized dining table and chairs if desired. A wooden door leads from this room to the

Lobby

With ceramic tiled flooring and a handy under stairs storage cupboard. Doors from here lead to the Downstairs WC/Utility and the Living Room. A staircase rises to the first floor landing.

Downstairs WC/Utility 5'10" x 4'5" (1.78m x 1.35m)

As a continuation from the Dining Kitchen, this room also has ceramic tiled flooring and matching cream shaker style wall and base units with an oak block effect work top over. Also fitted with a

dual flush WC and a wall hung wash hand basin with mixer tap over. There's space and plumbing for an automatic washing machine and there's an extractor fan too.

Living Room 18'11" x 10'11" (5.79m x 3.35m)

With oak block flooring, attractive timber beams to the ceiling and a rear aspect double glazed window. Front aspect double glazed bi-fold doors open onto the adjacent natural stone paved terrace and the enclosed landscaped garden.

First Floor

Stairs rise from the Inner Hallway to the first floor galleried landing where wooden doors provide access to all three bedrooms and the family bathroom. Access to the roof space via the drop down ladder can also be found here.

Bedroom One 10'9" x 9'4" (3.30m x 2.87m)

A bright and light double bedroom with a Velux roof light and front aspect double glazed window which overlooks the front garden and countryside views beyond.

Ensuite Bathroom 10'9" x 4'11" (3.3 x 1.5)

With a double glazed Velux roof light and fitted with a four piece suite consisting of panelled bath, pedestal wash hand basin, low level flush WC and a corner glass shower cubicle with thermostatic shower. There's also a chrome, ladder style heated towel rail and a feature glass brick wall which separates the room to provide a dressing area / storage area (2.26m x 1.22m).

Bedroom Two 11'8" x 9'3" (3.56m x 2.82m)

Another bright double bedroom, this time with dual aspect windows; one side aspect double glazed and the other a Velux roof light. This room

also has fitted wardrobes which provide hanging rail space and shelving.

Bedroom Three 11'3" x 9'3" (3.43m x 2.84m)

A third double bedroom with a side aspect double glazed window and fitted wardrobes providing hanging rail space and shelving. Currently displayed with two single beds.

Family Bathroom 6'1" x 5'10" (1.87 x 1.8)

With a double glazed Velux roof light and fitted with a three piece suite consisting of a panelled bath with Triton electric shower, pedestal wash hand basin with mixer tap and dual flush WC. There's also a chrome, ladder style heated towel rail and an extractor fan.

Outside & Parking

Benefitting from a low maintenance courtyard garden with a good sized patio and a small area of artificial grass. This is an ideal spot to enjoy those far reaching views of the surrounding countryside. This property also has an allocated parking space.

Purchasing As A Holiday Let

Currently used as a successful holiday let with Sykes Cottages. This property could be sold furnished by separate negotiation if desired.

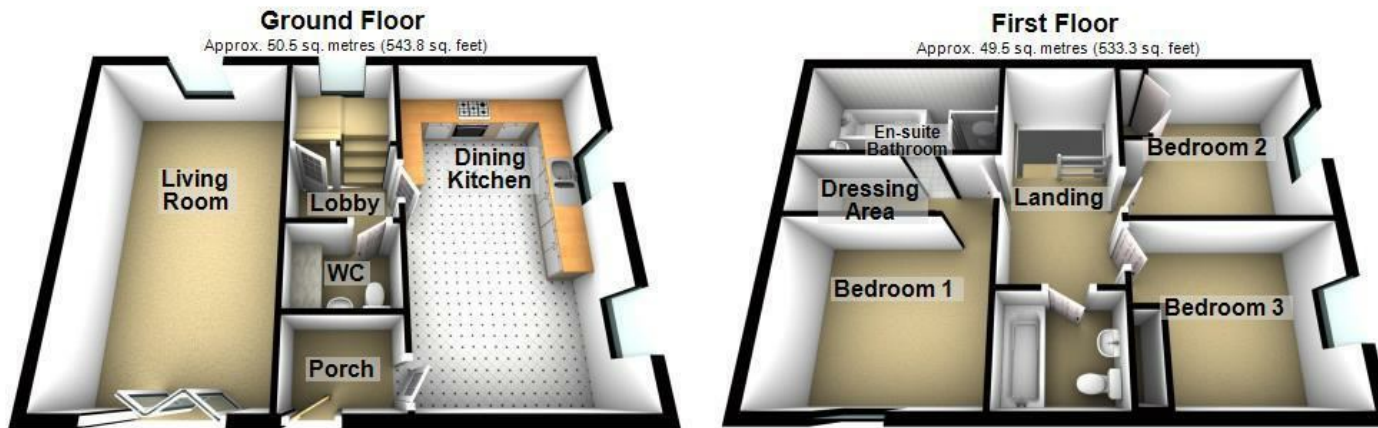
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.









Total area: approx. 100.1 sq. metres (1077.1 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.

