



GRANT'S
OF DERBYSHIRE

The Old Post Office, Stonepit Lane, Hognaston DE6 1PR
Offers Around £475,000

We are delighted to offer For Sale, this characterful home, located in the heart of this sought after village of Hognaston. This home, comprising of the former Victorian village Post Office and a 16th century limestone cottage has a wealth of original features and is extremely spacious and well presented throughout. The accommodation comprises; entrance hall, lounge, snug/study, a stunning dining/living room and kitchen. On the first floor there are four bedrooms, an ensuite shower room to the master and a separate family bathroom. Outside, there is a sunny courtyard garden. Viewing highly recommended. Virtual Tour Available.



The Village of Hognaston

Hognaston is set on the edge of the Peak District National Park, with delightful surrounding countryside, just 15 min walk to Carsington reservoir with its water sports, sailing club, fishing, walks, cycle paths and bridleways. Set back from the main roads Hognaston is quiet yet offers easy road access to Wirksworth (4 miles), Ashbourne (5 miles), Matlock (6 miles), City of Derby (12 miles) and being centrally based in the Midlands is an ideal base for commuting. The village boasts a local public house, The Red Lion, a traditional seventeenth century, family-run inn, village hall and St Bartholomews, a historic, Norman-built parish church. It is a great place to live with a friendly, active community with weekly events such as boules, book club, yoga, garden club etc. For children there are excellent primary schools nearby, a village playground and the property is within the Queen Elizabeth Grammar School Catchment area.

Ground Floor

The property is entered via the wrought iron gate which leads into the courtyard. An original, substantial wooden door opens into the

Entrance Hallway 13'8" x 5'10" (4.18 x 1.78)

With wood laminate flooring and an elegant pine staircase which leads off to the first floor. There are hooks for coats and hats etc and a useful understairs storage cupboard. Passing a Victorian sash window to the side aspect, the first door on the left leads into the

Sitting Room 14'9" x 13'4" (4.52m x 4.07m)

A warm and inviting room, well lit by the windows to front and rear aspects. There are a wealth of features here including exposed ceiling timbers and a deep recessed stone fireplace with wooden surround housing the "Villager" log-burning stove, a pleasing focal point.

Snug / Office 15'6" x 9'3" (4.73 x 2.84)

Currently used as a home office but could just as easily work as a second lounge/reception room. There are sash windows to the rear aspect, a period stone fireplace with raised stone hearth and multi-fuel stove. Built-in storage cupboards and shelves.

Living/Dining Room 17'3" x 13'1" (5.27m x 4.01m)

Formerly the shop front to the Post Office with full ceiling height, multi-paned windows to the front providing a high level of natural light, this room has become the most used room in the house, a real social space. There is a multi-paned door to the front and a wood laminate floor. An opening leads through to the

Kitchen 15'1" x 9'3" (4.61m x 2.84m)

With a superb tri-colour, quarry tiled floor and an extensive range of solid wood, wall base and drawer units with a solid Beech block worktop over with inset Belfast sink and mixer tap. On the right hand side, the original grey marble, curved worktop has been retained having been formerly the counter top for the Post Office, a superb feature. Integrated appliances include a 4 ring "Domino" ceramic hob with extractor hood over and Indesit electric oven. There is space and plumbing for a washing machine, dishwasher and tumble dryer. Window to the rear aspect.

First Floor

On arrival at the first floor landing we find a side aspect sash window with views down the lane towards the Church. There is a built-in cupboard with shelving for household items and pull down hatch to the loft which offers potential to be converted into additional accommodation subject to the necessary planning permission approval. The first stripped pine panelled door leads into

Bedroom One 15'2" x 13'6" (4.63m x 4.12m)

A good sized master bedroom with two Velux windows to the rear aspect. There is an original Victorian fireplace and a door which opens into the

Ensuite Shower Room 6'11" x 3'11" (2.11 x 1.2)

With a modern white suite, stylishly tiled with a vanity wash basin with cupboard beneath and mono-bloc tap over, a large glass shower enclosure with electric shower and a low flush WC. Heated towel rail.

Bedroom Two 15'11" x 11'1" (4.87m x 3.4)

Another good sized double bedroom with a large window to the front aspect providing a good level of natural light. A large opening leads through to the

Dressing Area 6'0" x 4'4" (1.83 x 1.34)

With hooks for coats, hats etc. This room, with front aspect sash window has potential to be fitted out and used as a dressing area or as an ensuite (subject to services and building regulation approvals).

Bedroom Three 13'2" x 8'11" (4.02m x 2.73m)

A double bedroom with sash window to the rear aspect, overlooking the neighbouring cottage garden.

Bedroom Four 13'2" x 8'5" (4.02m x 2.57m)

A double bedroom with sash window to the rear aspect, overlooking the neighbouring cottage garden. From the landing, steps lead up to a stripped pine panelled door which opens into the

Family Bathroom 12'9" x 5'11" (3.91 x 1.81)

With part wood panelled walls, the low flush WC is separate to the main bathroom. In the main bathroom we have a panelled bath with electric shower over and a pedestal sink. There is a patterned glass window to the side aspect and obscure window to the front aspect.

Outside

To the front of the property there is a fully enclosed, stone paved courtyard garden, ideal for warm weather dining and truly a real sun trap.

Council Tax Information

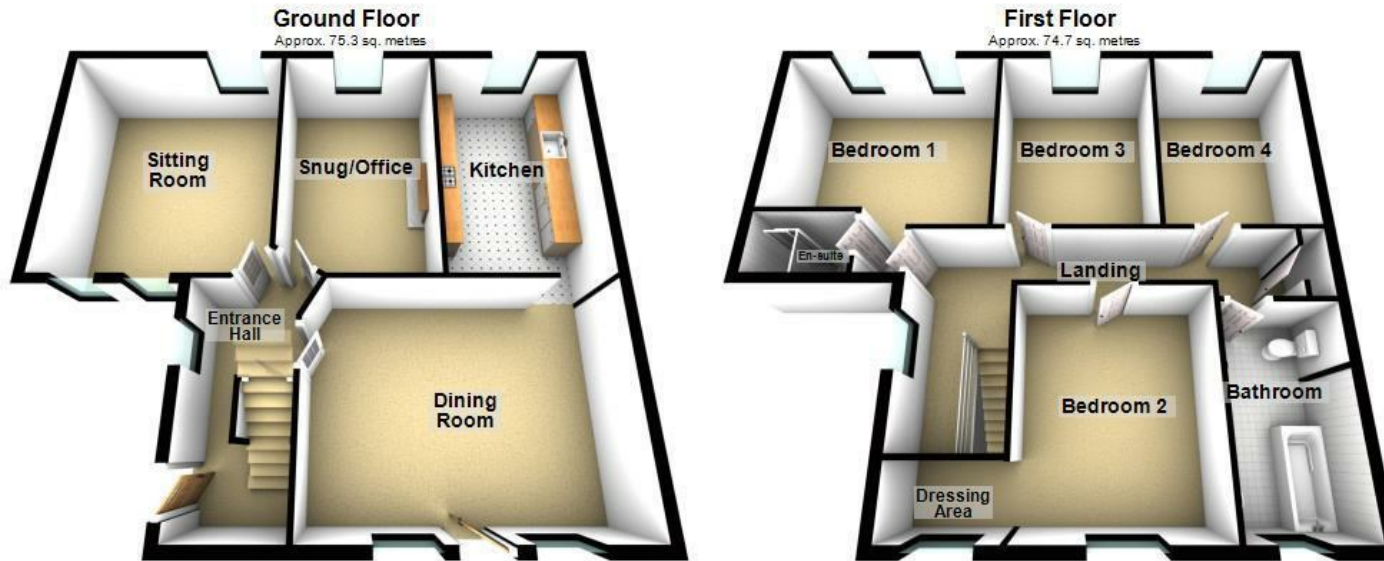
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £1926 per annum.

Directional Notes

From our office in Wirksworth Market Place drive up West End and after approximately 1 mile turn left onto the B5035 towards Carsington and Ashbourne. After 3 miles take a left turn into Stone Pit Lane as signposted for Hognaston. Proceed into the village of Hognaston and continue down the hill until you see The Red Lion Public House on the left. The Old Post Office will be found on the right hand side as identified by our For Sale board.







Total area: approx. 149.9 sq. metres
 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.

