



GRANT'S  
OF DERBYSHIRE

Rose Cottage, Aston Lane, Oker, Matlock DE4 2JP  
Offers Around £499,995

Occupying a peaceful and picturesque setting on the edge of the sought after village of Oker is Rose Cottage, a charming detached three bedroom stone built cottage. Immaculately presented throughout, the accommodation itself briefly comprises entrance porch, guest cloakroom, spacious sitting room, separate dining room, well appointed kitchen, three bedrooms, one with en suite shower room, and a family bathroom. Adjacent to the cottage is a block paved driveway allowing off road parking for two vehicles. From the driveway, steps lead down to an attractive and easily manageable garden which takes full advantage of the southerly aspect and the fantastic outlook. Stunning and far reaching views are also provided from inside the home with almost all rooms looking out across the tree lined meadows alongside the River Derwent up towards the nearby hills. The property has recently undergone a complete refurbishment, completed in February 2024, and amongst other work, it has benefitted from a full rewire, new central heating system with oil fired combination boiler, new kitchen and bathrooms and new flooring throughout with quality Karndean flooring in all rooms on the ground floor. Viewing is highly recommended to fully appreciate the quality of what is on offer here.



## Location

Rose Cottage is on the Derwent Heritage Way on the edge of Oker. As it isn't a through road, it is traffic free for the most part. Oker is a small rural village located between the villages of Snitterton and Wensley and is conveniently only 1.5 miles north of Matlock. Matlock town centre offers a good range of amenities including shops, schools and leisure facilities (as well as the road link, there is also a delightful footpath walk to Matlock alongside the River Derwent). Situated not far from on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham as well as the nearby towns of Bakewell, Chesterfield and Wirksworth. The railway station in Matlock connects to Derby station and from there onto the main rail network.

## Ground Floor

The front of the cottage is accessed via steps leading down from the parking area. A part glazed door opens into the

### **Porch 7'11" x 3'1" (max) (2.42m x 0.95m (max))**

With a window to the side aspect, there is ample space for the hanging of coats and storage of footwear. To one side is a door to the sitting room and to the opposite is access to the

### **Guest Cloakroom/Utility 7'10" x 3'1" (max) (2.40m x 0.95m (max))**

Having two high level windows to the rear, this room is partially tiled and is fitted with a dual flush WC and a wall hung wash hand basin. There is a chrome ladder heated towel radiator and space and plumbing available for a washing machine.

### **Sitting Room 14'3" x 12'10" (4.35m x 3.93m )**

This is a spacious, warm and welcoming reception room. The fireplace with stone hearth, timber lintel and electric stove provides a pleasant focal point and the window to the front elevation offers views across the garden to the neighbouring fields. The room is lit by wall lights as well as the central ceiling light and doors to each side open to the dining room and the

### **Kitchen/Breakfast Room 12'11" x 10'4" (3.95m x 3.15m )**

With ample space for a good sized table and chairs, this stunning kitchen is fitted with a range of high quality soft closing wall and base units with compressed laminate work surfaces and tiled splashbacks. The inset sink, with boiling water tap, is ideally located beneath the window to the front aspect looking out onto the garden and beyond. Integrated appliances include the dishwasher and the fridge freezer and there is a Rangemaster electric cooker with extractor hood over. There is under unit lighting as well as the ceiling lights. A part glazed door provides access to the patio area.

### **Dining Room 12'9" x 10'5" (3.91m x 3.20m)**

Accessed from the sitting room and enjoying similar pleasant views through the window to the front aspect. A smaller window to the side allows more natural light into the room.

To the rear is a staircase leading up to the

## First Floor

### **Landing**

With a window to the rear aspect and doors opening to the three bedrooms and the bathroom.

### **Bedroom One 13'2" x 10'9" (max) (4.02m x 3.29m (max))**

This is a good sized double bedroom with a high ceiling and the window to the front providing particularly pleasant and far reaching views.

### **En Suite Shower Room 7'1" x 3'1" (2.16m x 0.95m)**

This newly created en suite is part tiled and fitted with a walk in shower cubicle with thermostatic shower, pedestal wash hand basin with mono bloc tap and a dual flush WC. There are patterned tiles to the floor, a chrome ladder heated towel radiator and a extractor fan.

### **Bedroom Two 10'7" x 10'0" (3.23m x 3.06m)**

The second double bedroom is also to the front of the cottage enjoying equally pleasant views as from bedroom one.

### **Bedroom Three 7'9" x 6'9" (2.37m x 2.06m)**

This single bedroom would also work well as a home office and has a window to the rear aspect looking out onto Aston Lane.

### **Bathroom 10'10" x 8'8" (max) (3.31m x 2.65m (max))**

This part tiled bathroom is fitted with a four piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and a thermostatic shower within a corner cubicle. There are attractive patterned tiles to the floor, a ladder heated towel radiator and a window to the front aspect allowing stunning views.

## Outside

To the side of the cottage is a block paved driveway which allows off road parking for two vehicles. Steps lead down to the main entrance and also around to the external door into the kitchen. A paved patio area provides a ideal spot for al fresco dining or just to sit and enjoy the peace and the outlook over the fields to the hillside beyond. From the patio are three steps leading down to a lawned area with well established planted borders. There is hardstanding for a garden shed and adjacent to this is the oil tank.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2718 per annum.

## Directional Notes

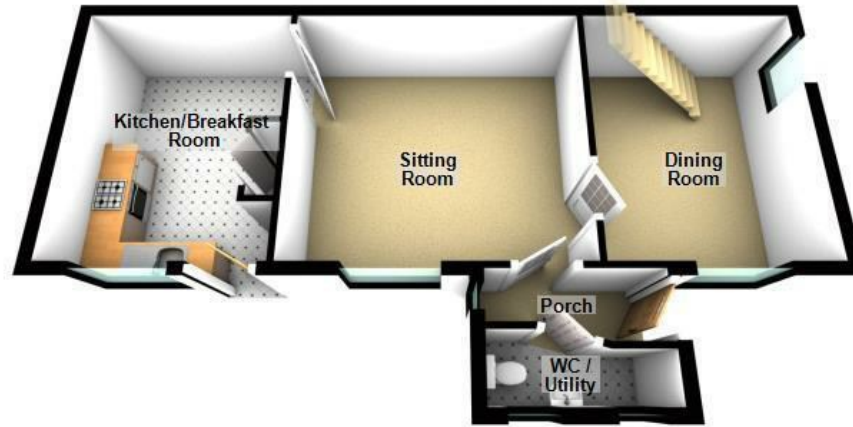
From Matlock Crown Square proceed along Bakewell Road in the direction of Darley Dale and Bakewell before taking the first exit at the roundabout onto Cawdor Way. At the traffic lights, turn right towards Sainsbury's then next right onto Matlock Spa Road. Rise up the hill and on through Snitterton and into Oker. On entering Oker, turn right onto Aston Lane, follow the lane for around 200m, keeping right, and Rose Cottage is situated on the right hand side.





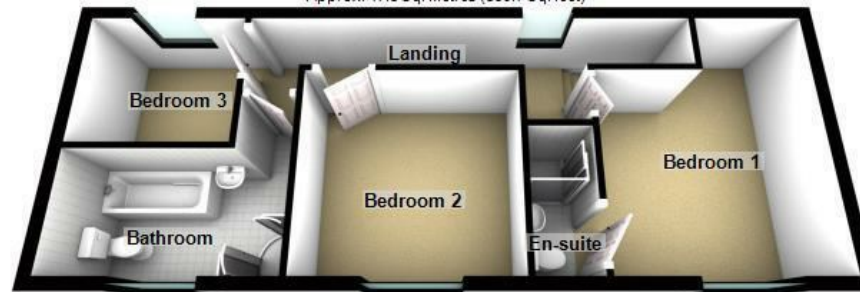
### Ground Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



### First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(85-91) <b>B</b>				(75-81) <b>B</b>			
(69-84) <b>C</b>				(55-74) <b>C</b>			
(55-68) <b>D</b>				(35-54) <b>D</b>			
(39-54) <b>E</b>				(15-34) <b>E</b>			
(21-38) <b>F</b>				(1-14) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-10) <b>G</b>		
Not energy efficient - higher running costs							
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			