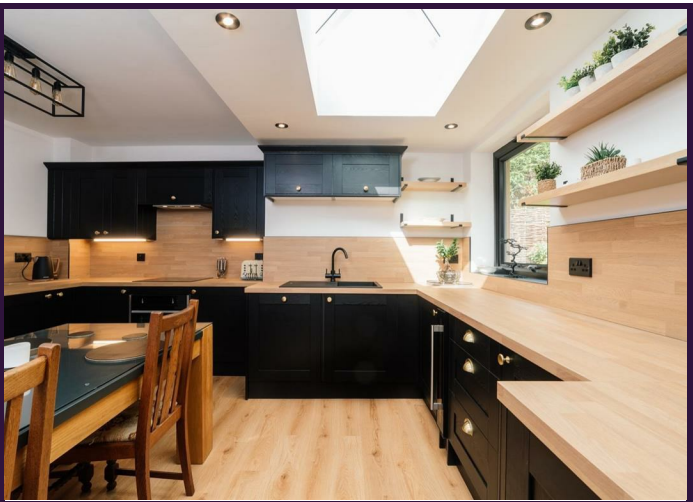




GRANT'S
OF DERBYSHIRE

Sams Cottage, Main Street, Carsington DE4 4DE
Offers Around £525,000

Grant's of Derbyshire are delighted to offer For Sale this stunning stone built detached home located right in the heart of the sought after village of Carsington. Over the past six months the property has been fully renovated and is now presented to an extremely high standard with quality fixtures and fittings throughout. The accommodation itself, set over three floors, briefly comprises open plan living with spacious lounge area and well appointed dining kitchen, conservatory, family bathroom, three double bedrooms, with en suite shower room to the largest. The property has had a full rewire, benefits from new uPVC double glazing and has oil fired central heating. It sits in a good sized plot with a beautiful terraced garden to the rear as well as a delightful garden to the front and large driveway. Viewing Highly Recommended!



About Carsington Village

Carsington is a small village in an area of delightful countryside in the middle of the Derbyshire Dales. It is within easy travelling distance of local centres including Wirksworth (2 miles), Matlock (6 miles), the famous market town of Ashbourne (7 miles) and the city of Derby (12 miles). There is a bus service running to Matlock and Ashbourne. Carsington has a small church which dates back to the 12th Century and a fine 16th century public house, the Miners Arms. The sought after primary school was rated Good/Outstanding in its last full inspection in November 2014. Close by, at Carsington Water, is a visitor centre with shops, restaurant and adventure playground. As well as the water sports available at the centre there are good waterside footpaths/cycle paths around the reservoir and the area is excellent for wildlife and bird watching.

Accommodation

To the side of the property is a paved slope leading up to the entrance door which accesses the

Ground Floor

The entrance door opens into the

Open Plan Living

On entering the home, there is a step up and to the left is the kitchen/diner and to the right hand side is the

Sitting Room 13'8" x 11'3" (4.17m x 3.45m)

With oak finished flooring, this is a spacious sitting room and, being dual aspect, it is also very light. The outlook from the windows to the front aspect is particularly pleasant. There is stylish wood panelling to one wall and the room also incorporates a feature fireplace.

Kitchen/Diner 14'3" x 11'8" (max) (4.35m x 3.56m (max))

Fitted with a wide range of matching wall and base units with timber effect work surfaces and upstands and an inset sink with swan neck mixer tap. Integrated appliances include the fridge, freezer, dishwasher, washing machine, wine fridge and the electric oven with four ring hob and extractor over. There is ample space for a dining table and chairs. The room is lit by inset spotlights as well as a contemporary light fitting and

under unit lights. The large roof lantern as well as the two windows to the rear ensures that plenty of natural light floods into the room.

The conservatory is accessed through an opening from the rear of the kitchen.

Inner Hallway

The inner hallway leading from the open plan living area has doors opening to the family bathroom and the second bedroom. Glazed double doors open to the conservatory and stairs lead up to the first floor and down to the lower ground floor.

Bedroom Two 11'7" x 11'4" (3.55m x 3.46m)

This is a good sized double bedroom with the large window to the front allowing a delightful view over the roof tops towards the countryside beyond.

Bathroom 7'8" x 7'1" (2.35m x 2.16m)

This fully tiled room is fitted with a contemporary four piece suite comprising dual flush WC, wash hand basin with vanity unit beneath, panelled bath and a large walk-in shower cubicle with thermostatic shower. The room is lit by inset spotlights and there is an obscured glass window to the rear aspect. There is also a wall mounted ladder style towel rail and an extractor fan.

Conservatory 11'10" x 6'2" (3.63m x 1.88m)

Accessed via the kitchen as well as the inner hallway, this room has tiled flooring and exposed stone walls. With windows to the rear and side aspects, as well as the glazed door opening to the exterior, this is a delightful spot in which to sit and enjoy the outlook onto the rear garden.

First Floor

The staircase from the inner hallway leads directly into

Bedroom Three 15'1" x 10'7" (4.60m x 3.24m)

A spacious room which is light and airy with the two Velux roof lights to the rear aspect.

Lower Ground Floor

From the inner hallway the staircase leads down into

Bedroom One 22'8" x 10'10" (max) (6.93m x 3.31m (max))

A stunning principle bedroom with glazed double doors to the front aspect with full height windows to each side.

A door opens to the

En Suite Shower Room 10'4" x 4'1" (max) (3.17m x 1.26m (max))

This contemporary en suite, part tiled and with wood effect flooring, is fitted with a three piece suite comprising dual flush WC, wash hand basin set within a vanity unit and a large walk-in shower cubicle. There is a ladder style heated towel rail and the room is lit by inset spotlights.

Outside

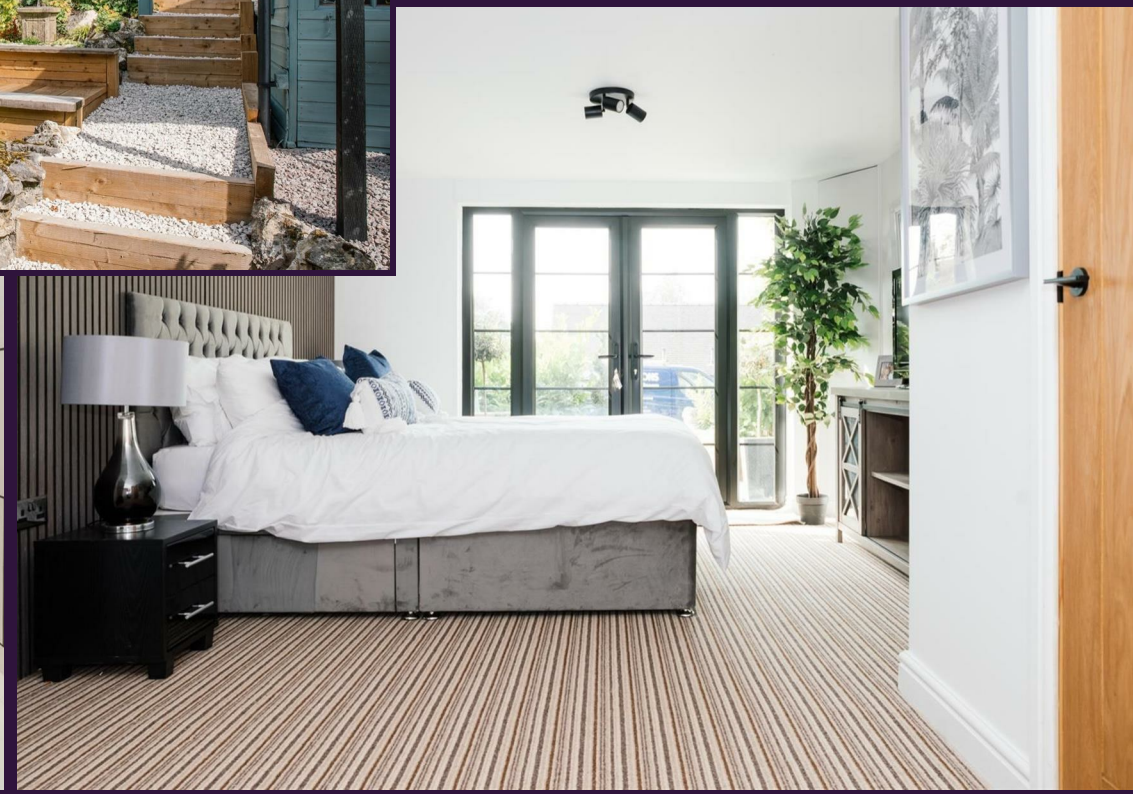
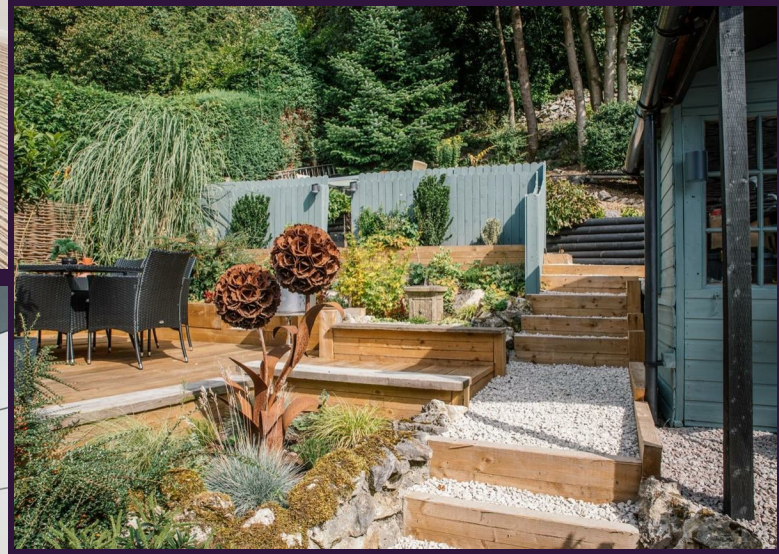
To the front of the home is a large gravelled driveway providing off road parking for up to four vehicles and alongside this is an attractive planted border and a secluded paved patio area. A pathway leads around the side of the property, through a gate, to the rear garden. which is of a very good size and fully enclosed. It is mostly terraced and incorporates a number of different seating areas and from the uppermost parts it is possible to see Carsington Water.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.

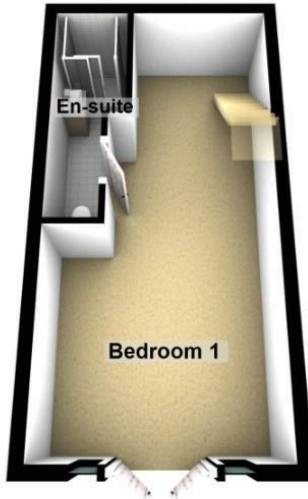
Directional Notes

From the Market Place in Wirksworth turn up West End and at the very top of the hill, once the road has levelled out (at Godfreyhole), take a left turn onto the B5035 towards Ashbourne. Continue for a short period until you see a sign for Hopton on the right hand side. Turn right here and continue through Hopton until reaching the village of Carsington. Sams Cottage is located on the right hand side, opposite the Miners Arms pub and just before the church.

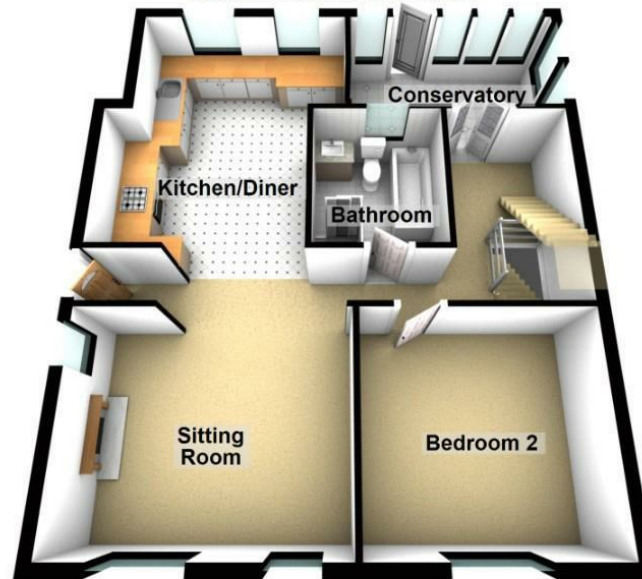




Lower Ground Floor
Approx. 23.8 sq. metres (256.2 sq. feet)



Ground Floor
Approx. 69.2 sq. metres (745.0 sq. feet)



First Floor
Approx. 14.9 sq. metres (160.4 sq. feet)



Total area: approx. 107.9 sq. metres (1161.6 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B			(82 plus) A	(91-91)		
(80-89) C	(69-80) D			(80-89) B	(55-80) C		
(69-79) E	(55-68) F	59	76	(79-84) D	(41-54) E		
(64-78) F	(45-64) G			(74-78) E	(31-40) F		
(55-63) G	(1-44) Not energy efficient - higher running costs			(69-73) F	(21-30) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	