



GRANT'S
OF DERBYSHIRE

Greenbank, Clatterway, Bonsall, Nr Matlock DE4 2AH
Offers Around £670,000

We are delighted to offer For Sale this most unique home which is located in this popular village of Bonsall. This property is located at the end of a private road and has adjacent land which extends to approximately 5.75 acres with outbuildings and stabling suitable for those with equine interests. The main home accommodation comprises; dining kitchen, sitting room, dining room, ground floor bedroom, shower room and conservatory. On the first floor there are two double bedrooms. Outside there are delightful manicured gardens, landscaped and tiered to enjoy those far-reaching views, all enjoying a high level of privacy. Within the grounds there is a semi-derelict stone barn which offers potential for residential conversion (subject to planning approvals). Further details on request. Viewing Highly Recommended. Virtual Tour Available.



The Location

This home is located in the village of Bonsall, a vibrant Derbyshire village filled with character stone properties and a strong sense of community. Bonsall has a tea room and delicatessen, a sought after primary school, two pubs and superb local walks with stunning views. There is a park with children's play area close by. The A6 and Cromford railway station are a short drive away. There are regular bus services through the village. Nearby Matlock has all the amenities you would expect from a market town and within a short drive are the attractions of the Derbyshire Dales, Carsington Water and The Peak District. Greenbank is located at the end of the private road and backs onto open countryside with stunning views.

Ground Floor

The property is accessed via the driveway which leads around to the side of the home where a part glazed uPVC double glazed door opens into the

Dining Kitchen 15'3" x 13'1" max (4.65 x 4.01 max)

With a wood-effect vinyl flooring and recently updated with a modern range of wall, base and soft closing drawer units with matching marble-effect worktop over, inset ceramic 1.5 bowl sink and mixer tap over. Integrated appliances include an eye level "Bosch" microwave and a dishwasher. There is a "Chef Master" gas cooking range with double oven and grill, ample space for a dining table and chairs and a low level cupboard which is perfect for the storage of shoes. A solid wooden door opens to reveal the

Utility Room 4'4" x 4'5" (1.34 x 1.36)

With an obscure glass uPVC double glazed window to the side aspect, space and plumbing for a washing machine and tumble drier along with perimeter shelving ideal for the storage of foodstuffs etc. The modern consumer unit is located here as is the "Ideal" combination boiler which provides the hot water and gas central heating for the home. Through the large opening, the part glazed door on the left leads into the

Sitting Room 18'9" x 11'0" (5.72 x 3.36)

A larger than average reception room with picture rails and decorative coving, bathed in natural light from the uPVC double glazed windows to the front and side aspects along with the fully glazed uPVC doors which open out onto the side patio and seating area. The marble fireplace with coal-effect gas fire inset provides a pleasing focal point. TV point.

Dining Room 10'5" x 8'11" (3.18 x 2.73)

Entered by a part glazed door, this room offers a number of potential uses including a formal dining room, home office or just a second reception room. The door on the left leads into the

Ground Floor Bedroom 10'10" x 10'7" (3.32 x 3.25)

A double bedroom well lit by the uPVC double glazed windows to the rear and side aspects. TV point. Back in the dining room, part glazed doors open to reveal the

Conservatory 14'4" x 10'9" (4.39 x 3.28)

A superb addition to this home with a wood laminate flooring and uPVC glazed panels. This is an ideal spot to sit and enjoy the garden, patio and surrounding fields, in all seasons. Fully glazed patio doors lead out to the patio area and gardens. From the dining room, a part glazed door leads to an inner lobby where there are hooks for coats and hats etc and the staircase that leads off to the first floor. The door on the left opens into the

Shower Room 10'2" x 5'8" (3.12 x 1.75)

Stylishly tiled and recently refitted with a modern and contemporary suite comprising of a large walk-in shower enclosure with high pressure shower fittings over, a large vanity wash basin with illuminated mirror and a storage cupboard beneath and a dual flush WC. There is a heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

First Floor

On arrival at the first floor we find a large landing area which has the potential for use as a home office/study area with a low level access cupboard offering household storage into the eaves. The door on the right leads into

Bedroom Two 17'5" x 10'7" (5.31 x 3.23)

A really good sized bedroom with two uPVC double glazed windows overlooking the rear aspect. There are wall mounted TV connections here. Across the landing, the door opens into

Bedroom Three 17'5" x 13'3" max (5.31 x 4.05 max)

Another good sized double bedroom with laminate flooring and a uPVC double glazed window to the front aspect. TV point.

Outside

There is a substantial driveway providing parking and turning space for several vehicles. Around to the rear of the home, steps lead up to a terraced garden, the first level having a section of lawn bordered by dry stone wall. The stone steps lead up to the top level of the garden which has a paved seating area and a timber built summer house. This is a superb place to sit and enjoy the views across the fields and the surrounding countryside. Back on ground level a pathway to the side leads to the

Home Office/ Garden Room 19'0" x 15'9" (5.8 x 4.81)

The current owners of Greenbank have run a successful business from this building which is of timber construction having insulated panels and with power and light laid on along with water, air conditioning, TV and broadband connections.

Garage/Workshop 30'2" x 29'11" (9.21 x 9.14)

A substantial outbuilding having power and light with water laid on also. This is an ideal building for the storage and/or maintenance of motor vehicles.

Stable 30'2" x 29'8" (9.21 x 9.06)

A good sized stable with two large stalls having power, light and water laid on.

Residential Development & Overage Clause

In consultation with the vendors, we believe that there is huge potential for further residential development on this site. Firstly, the stone built barn, located at the top of the field could be converted to a dwelling (subject to planning). Secondly, given that there is a separate access to the top field via Black Tor Rd, we believe that potentially, some of the land could be parcelled off into one or more building plots (again, subject to seeking the various planning approvals). For these reasons, the vendors intend to instigate an overage clause on any future residential development of the land. Further details are available on request.

Directional Notes

From our Wirksworth office proceed along the road in the direction of Cromford. As you descend into the village of Cromford, just before the pedestrian crossing, take the left hand turn into Water Lane (A5012). Continue along this road taking the turning on the right as signposted for Bonsall into Clatterway. Continue to climb Clatterway and the property can be found on the left hand side, identified by our For Sale board. The property is accessed via the ramp and driveway. In the first instance we would recommend parking on the right hand side just before Black Tor Rd (on your left) and approach the property on foot which is along the driveway where Greenbank will be found at the very end.

Council Tax Information

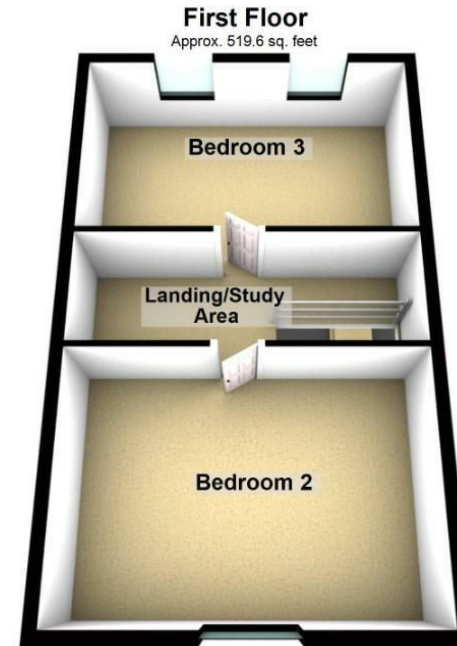
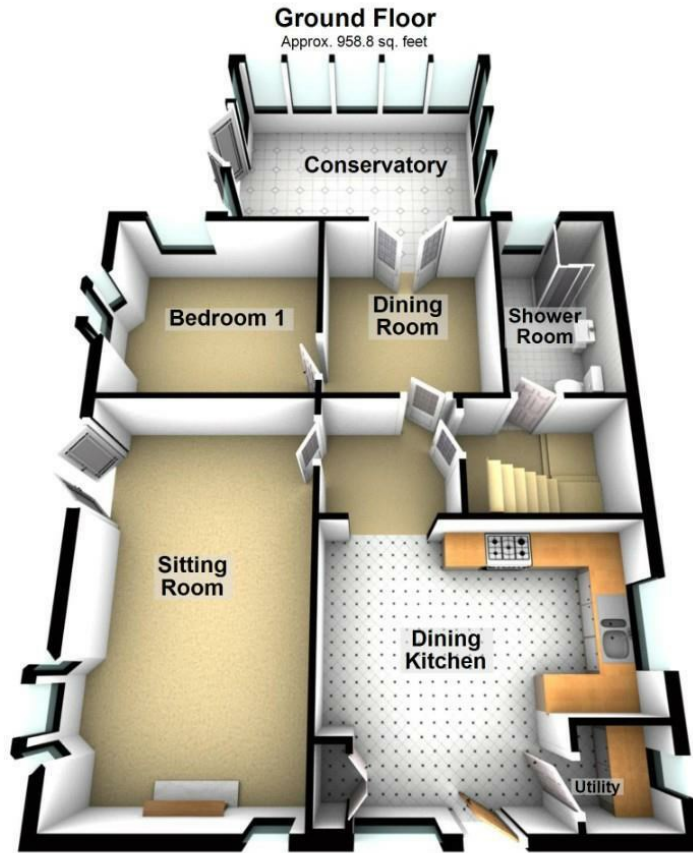
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2224 per annum.







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Total area: approx. 1478.4 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.

