



GRANT'S  
OF DERBYSHIRE

Stone Garth, Keeling Lane, Matlock DE4 2BS  
Offers In The Region Of £360,000



Located in the heart of Birchover, this well presented three bedroom detached property would make a great family home. The accommodation comprises; porch, kitchen dining room, guest cloakroom and living room. On the first floor there are three good sized bedrooms and modern family bathroom. The property benefits from gas central heating, recently fitted uPVC double glazing throughout. Outside, there is a paved foregarden, a sunny rear garden and off street parking for two cars and a garage. Viewing Highly Recommended. Virtual Tour Available.



## Location

Birchover is a sought after and popular village located within the Peak District National Park. The village itself has two well known public houses, The Druid Inn and The Red Lion, a Grade II listed church (St Michael's) and an active village community. This home is also located within the catchment for the sought after Lady Manners School at Bakewell. A Church of England primary school is located nearby at Stanton In The Peak. The nearby market towns of Bakewell and Matlock offer an excellent range of amenities including shops, restaurants and leisure facilities.

## Ground Floor

The property is accessed through the wrought iron gates which leads to the part glazed uPVC door opening into the

### Entrance Porch 7'5" x 3'2" (2.28 x 0.98)

With tiled flooring and space for hanging coats, this is a good sized entrance porch with a cupboard useful for hanging coats and shoe storage. A part glazed hardwood door opens into the

### Dining Kitchen 17'8" x 8'11" (5.40 x 2.73)

With a modern range of wall, base and drawer units with worktop over and inset stainless steel sink with decorative tiled upstands. Integrated appliances include an electric oven, five ring gas hob with extractor over and fridge freezer, there is also space for a dishwasher. Two front aspect uPVC double glazed windows make the dining kitchen a light space and give an outlook of the fore garden. The room is lit by inset spotlights. A door opens into a useful pantry space which has additional space and plumbing for a washing machine. There is also ample space for a dining table and chairs.

## Hallway

With a continuation of the wood effect luxury vinyl flooring and access to a spacious under stairs

cupboard. A part glazed uPVC door provides access to the side of the home leading to the garage and garden.

### Guest Cloakroom 4'11" x 2'8" (1.52 x 0.83)

With a wood effect laminate flooring and a modern suite comprising of a vanity sink with cupboards beneath and a concealed cistern dual flush WC.

### Living Room 14'5" x 12'5" (4.41 x 3.79)

A light and airy reception room with recently fitted uPVC French doors opening onto the beautiful garden. The focal point of the room being the fireplace with stone hearth housing the multi fuel stove.

## First Floor

Stairs rise from the hallway to the first floor landing. Doors lead to all three bedrooms and the family bathroom. There's a useful cupboard providing storage space and also housing the Worcester combination boiler, fitted in 2019.

### Bedroom Three 10'3" x 7'9" (3.14 x 2.38)

A good sized double bedroom with a uPVC double glazed window to the front aspect having far-reaching views over the surrounding countryside.

### Bathroom 7'6" x 5'11" (2.29 x 1.82)

This recently fitted modern bathroom comprises a white three piece suite comprising dual flush WC, vanity sink with cupboards beneath and a paneled bath with thermostatic shower over. The room is lit by inset spotlights and there is a chrome ladder style heated towel rail and obscure window to the rear aspect.

### Bedroom One 12'7" x 10'7" (3.84 x 3.23)

A spacious and light double bedroom with dual aspect tilt and turn windows to the front with the same outlook as bedroom three.

### Bedroom Two 10'9" x 7'11" (3.30 x 2.42)

Another double bedroom with uPVC double glazed window to the rear aspect overlooking the rear garden.

## Outside & Parking

To the rear of the property is a delightful garden complete with a patio seating area, ideal for enjoying a morning coffee. The garden is mostly laid to lawn with a range of colourful flowers bordering, adding a touch of elegance to the outdoor space. To the front of the property is a paved fore garden with space for an additional seating area. There is also a driveway with parking for up to two vehicles.

### Garage 18'2" x 8'2" (5.54 x 2.50)

ideal for home storage and having an up and over door and power and light.

## 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.

## Directional Notes

From our office in the Wirksworth Market Place, proceed along Harrison Drive (B5023) in the direction of Cromford. Take the first left (at the Lime Kiln public house) and travel up and through the village of Middleton. At the bottom of the hill at the T junction, take a right turn and then immediately left onto the Via Gellia A5012 towards Grangemill (and Buxton). At the Grangemill crossroads take the right turn (B5056) towards Winster. Follow this road for approximately 7 miles bypassing Winster on your right. You will come to a sharp right turn, onto a road clearly signed for Birchover. Continue on this road through the centre of Birchover and Keeling Close will be found on the right hand side.



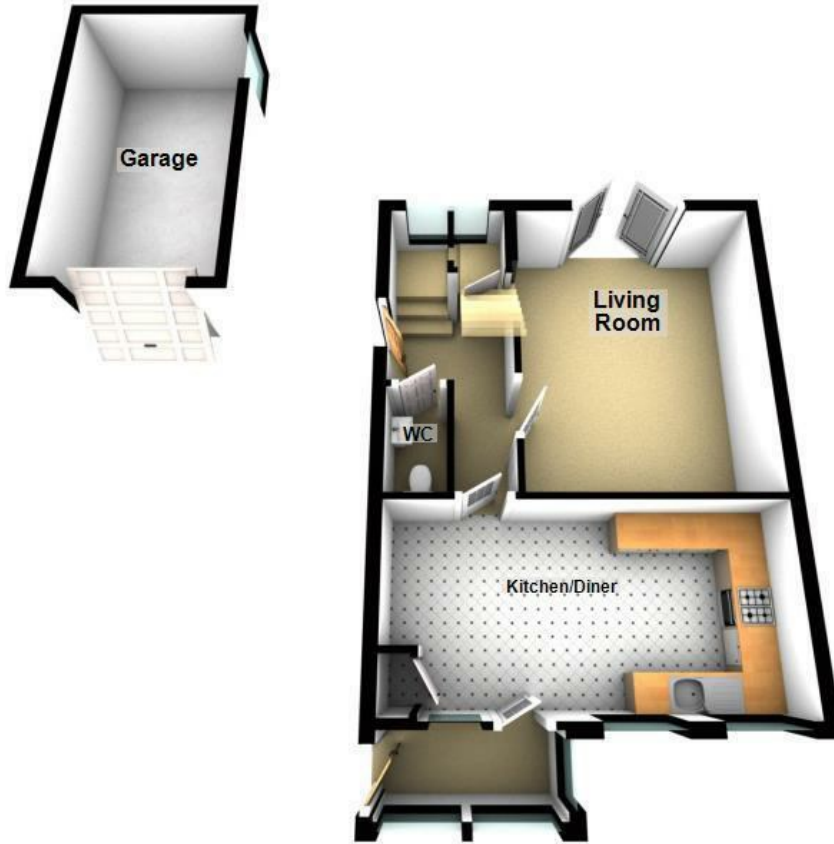








**Ground Floor**



**First Floor**



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 [92-100] <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions [82-90] <b>A</b>		
[81-91] <b>B</b>			[71-81] <b>B</b>		
[69-80] <b>C</b>			[59-70] <b>C</b>		
[55-68] <b>D</b>			[49-58] <b>D</b>		
[49-54] <b>E</b>			[39-48] <b>E</b>		
[41-48] <b>F</b>			[31-38] <b>F</b>		
[1-40] <b>G</b>			[1-30] <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	