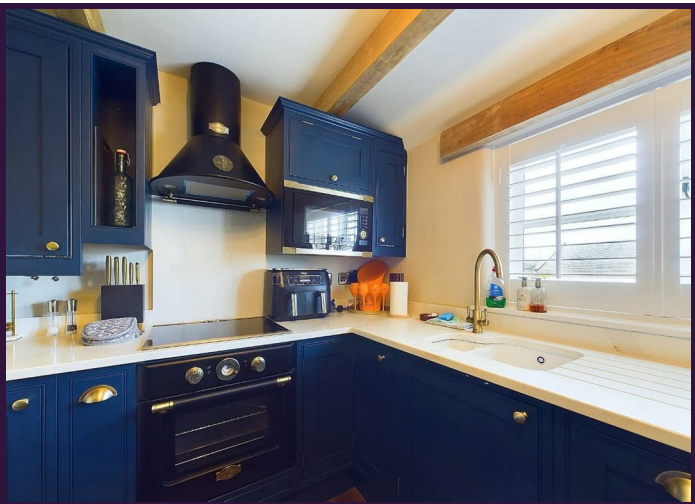




GRANT'S
OF DERBYSHIRE

Home Lea Cottage, Main Street, Elton, Matlock DE4 2BW
Offers Around £315,000

We are delighted to offer For Sale, this most unique and impressive Grade II listed duo of cottages, located in this sought after village of Elton, a short distance from the nearby towns of Matlock and Bakewell. These properties have been skilfully refurbished with high quality fixtures and fittings and are extremely well presented throughout. The main accommodation comprises; Sitting Room with Log-burning stove, ground floor WC and a dining kitchen. On the first floor there is a good sized bedroom with a luxuriously appointed shower room. Across the courtyard the former outbuilding has been converted to a Living room with kitchenette, ground floor shower room and a first floor bedroom. Outside there is a central paved courtyard garden. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

Elton is a small village situated in the southern part of the Peak District and the picturesque Derbyshire Dales. The village is located between the towns of Bakewell and Matlock. Elton is located close to the White Peak Walking Way and Chatsworth House and Haddon Hall are only a few minutes drive away, making Elton a popular destination for walkers, cyclists, tourists and holiday makers. The village has a church, village hall, primary school, pub and a sports and recreation field. A grocery shop and newsagents is located in the neighbouring village of Winster, one mile from Elton.

A Brief History

This property originally comprised of a one bedroom cottage with a stone built outbuilding. The vendor of these homes has carried out a comprehensive programme of refurbishment throughout the main cottage and has skilfully converted the outbuilding into a small dwelling whilst retaining a wealth of character and original features. Both properties have been replumbed, plastered, re-wired, insulated to modern standards and fitted out with high quality bathroom and kitchen fittings.

Main Cottage

Ground Floor

The homes are entered via the shared courtyard where on the right, the solid oak door with ornate door furniture opens into the

Living Room 13'5" x 11'1" (4.1 x 3.4)

With a stone flagged flooring, half wood panelled and exposed stone feature walls, this is a delightfully cosy room with a handsome stone built fireplace with inset wood-burning stove, a pleasing focal point. Windows with Plantation-style shutters to front and rear aspects provide a good level of natural light. There are Victorian-style radiators, exposed ceiling timbers and stripped pine doors lead to the staircase and a useful understairs storage cupboard. There is an inner lobby where a built-in cupboard houses the modern consumer unit and electric meter. A stripped pine door opens to reveal the

Cloakroom & WC 4'7" x 2'10" (1.41 x 0.87)

With half panelled walls, a front aspect window with

Plantation style shutter, a Victorian-style radiator and a low flush, polished chrome cistern and a rectangular wash hand basin with mixer tap over. Back in the lobby, a door leads into the

Dining Kitchen 11'4" x 7'6" (3.46 x 2.31)

Fitted with a solid oak, hand-built range of wall, base and soft closing drawer units with quartz worktop over and 1.5 bowl inset sink with "Franke" mixer tap. A studded leather banquette with dining table makes clever use of the space here. Integrated "Empire" appliances comprise of; eye level microwave, electric oven, induction hob with extractor hood over and a "Bosch" slimline dishwasher. A matching cupboard houses the "Classic Ideal" gas combination boiler. Side aspect window with Plantation-style shutter.

First Floor

From the Living room, a stripped pine door gives access to the staircase which arrives at the

Bedroom 13'10" x 11'7" (4.24 x 3.54)

With stripped pine flooring and a built-in, mirror-fronted wardrobe. This is a good sized room with small access hatch to the loft. There is a front aspect window with shuttering and a cushioned leather window seat. A stripped pine door opens to reveal the

Shower Room 5'4" x 4'1" (1.65 x 1.25)

With a tile-effect vinyl flooring and fitted with a high quality suite comprising of a concealed cistern WC, a rectangular wash basin with brass mixer tap over. There is a fully tiled corner shower enclosure with brass, high pressure shower fittings over. Shaver point, illuminated mirror and a heated towel rail.

Second Cottage/Outbuilding

Ground Floor

Across the courtyard, a panelled front door opens into the

Living Room & Kitchenette 11'1" x 7'10" (3.39 x 2.4)

With a herringbone-style "Karndean" flooring, exposed ceiling timbers and an exposed stone fireplace with electric coal-effect stove inset, this room has been expertly planned to really make the best use of the space. There is a feature illuminated kitchenette with

quartz worktop, inset copper sink with mixer tap over providing space for small kitchen appliances, kettle, air fryer, fridge etc. Above the fireplace, a remote controlled, motorised projector screen provides movie/tv facilities, viewed from the built-in reclining theatre chairs. There are matching wall lights, a Victorian-style radiator and a stone mullioned window to the front aspect with Plantation-style shuttering. A latched oak door opens to reveal the

Shower Room 6'8" x 3'4" (2.05 x 1.03)

With a feature exposed stone doorway, here we have a "Burlington" Victorian-style suite comprising of a polished chrome cistern, wash hand basin with chrome rail and a walk-in shower enclosure with full height glass screen and electric shower over. There is an obscure glass window to the side, a Victorian-style radiator and a shaver point.

First Floor

From the living room, the oak staircase rises to the first floor where we find the

Bedroom 11'2" x 8'4" max (3.41 x 2.55 max)

With exposed timber purlins, a front aspect window with Plantation-style shuttering and window seat. There is a built-in, mirror-fronted wardrobe.

Outside & Parking

The properties share a fully enclosed, paved courtyard with wrought iron gate. Unrestricted street parking is available just outside.

Directional Notes

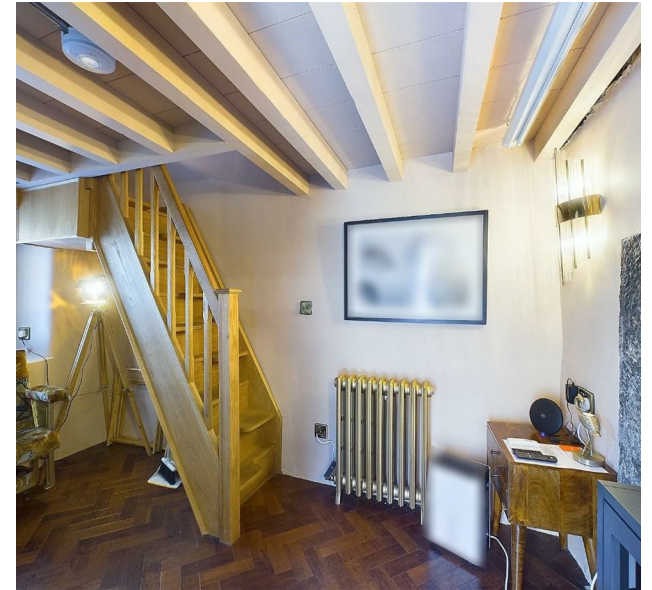
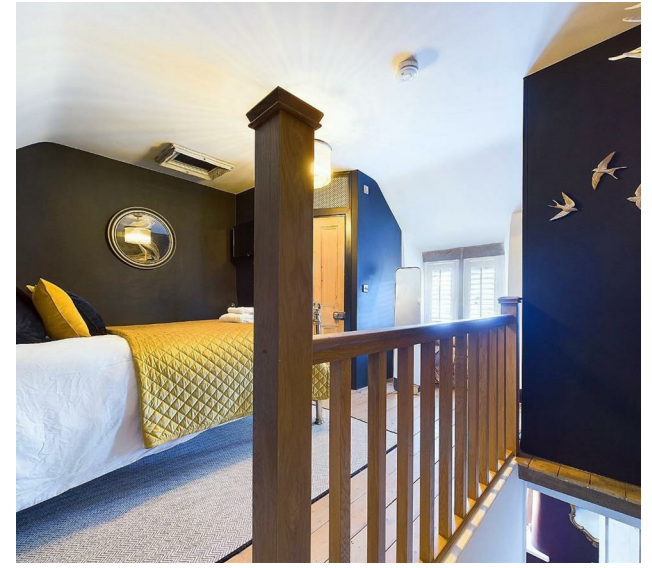
From the A6 at Darley Dale take the B5057 signposted Wensley and Winster follow the road over the river at Darley Bridge though the village of Wensley and on to Winster. Continue through the village along Main Street until reaching the crossroad with the B5056. Go straight over and onto the village of Elton. The properties can be found near the centre of the village on the left-hand side.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1034 per annum.







Main Cottage Floorplan



Cottage/Outbuilding Floorplan



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.

