



GRANT'S
OF DERBYSHIRE

End Cottage, Robin Hood, Whatstandwell, Matlock DE4 5HF
Offers Around £275,000

Located in a hamlet of homes in "Robin Hood", a short distance from Whatstandwell, is this three bedroom stone built cottage. The home enjoys an elevated position with fabulous views across The Derwent Valley and down towards the Cromford Canal. Situated in the grounds of an historic saw mill, it is presented over two levels and also has the benefit of a useful store/utility.beneath. The property benefits from oil-fired central heating and uPVC double glazing throughout. The accommodation comprises an entrance hall, ground floor bathroom, dining kitchen and lounge and there are three double bedrooms to the first floor. The garden is on two levels and there is parking within a communal area adjacent to the property. Ideal investment. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

Whatstandwell is a pretty village sitting on the outskirts of the Peak District, having a railway station, family restaurant and excellent road links to Derby, Nottingham and Matlock and Belper via the A6, A38 and M1. Whatstandwell is a short distance from the neighbouring villages of Lea, Holloway and Crich. The popular towns of Wirksworth, Belper, Cromford and Matlock are approximately 10 minutes away by car. This home is located in "Robin Hood" where there is a small hamlet of homes in a tranquil woodland setting. Across the driveway is a cascading stream with footbridge over, leading to a woodland pathway which gently descends to the historic Cromford canal providing access to several walking trails along the Derwent Valley and beyond.

Ground Floor

The property is accessed via the communal driveway where a wooden gate leads into the front courtyard. There is a wooden porch and then a part glazed uPVC double glazed door which leads into the entrance hall. The first door on the right leads into the

Ground Floor Bathroom 9'5" x 5'2" (2.89 x 1.59)

With a ceramic tiled floor and a modern three piece suite comprising; panelled bath with thermostatic shower fitting over, a low flush WC and a pedestal sink with wall light over. There are obscured glass uPVC double glazed windows to the front and side aspects. Along the entrance hallway we arrive in the

Dining Kitchen 12'8" x 12'0" (3.87 x 3.66)

With a wood laminate flooring and an open fireplace with a slate-tiled hearth and wooden surround. There is wall mounted shelving to the chimney recess and a matching range of wall, base and drawer units. There is an integrated stainless steel sink and integrated appliances include an electric oven and induction hob. A uPVC double glazed window to the side aspect offers superb views over the neighbouring garden and down the Derwent Valley and Cromford Canal. There is a space and plumbing for a washing machine and ample space for a dining table and chairs. Door leads through to the

Lounge 12'10" x 12'7" (3.93 x 3.84)

With a brick built fireplace and a quarry tiled hearth. uPVC double glazed windows to rear and side aspects provide a good level of natural light and excellent views over the surrounding countryside.

First Floor

From the lounge, a wooden door gives access to the staircase which leads to the first floor landing, passing the built-in cupboard which houses the modern consumer unit and electric meter. On the landing, the first door on the left leads into

Bedroom One 13'0" x 9'2" (3.98 x 2.81)

A good sized bedroom with uPVC double glazed windows to the side and rear aspects, both providing superb, far reaching views down The Derwent Valley and the surrounding countryside. There is a useful overstairs storage cupboard.

Bedroom Three 9'4" x 9'4" (2.85 x 2.87)

Another double bedroom with side aspect uPVC double glazed window enjoying those aforementioned views.

Bedroom Two 12'9" x 9'1" (3.89 x 2.78)

With uPVC double glazed windows to front and side aspects.

Outside

The property has a stone flagged courtyard garden to the front with steps that lead up to a low maintenance, gravelled seating area. This provides a perfect spot to sit and enjoy the views. The oil tank is discreetly located here. Steps lead down to the lower ground floor area where there is another section of garden with a washing line and access to the cellar/lower ground floor store. The sewage treatment plant is beneath the patio by the back door.

Lower Ground Floor Store 12'7" x 11'6" max (3.86 x 3.52 max)

A most useful addition to this home, having power and light. Ideal storage for bikes/garden furniture etc. The "Worcester" oil fired central heating boiler is located here.

Parking

The occupants of End Cottage have full access over the communal driveway area and parking for two cars. Although there are no designated spaces, the area alongside the retaining wall of Oakford Cottage has always been used. The driveway and parking areas will all be resurfaced, at the vendors' expense during Spring/Summer 2025.

Tenure and Services

This property benefits from oil-fired gas central heating. It has mains water and electricity. Sewage is dealt with by a private septic tank, located on site. The tenure is "Flying Freehold" as the two thirds of the property sits over the cottage below with the remaining third being over the cellar/ground floor store.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £1948 per annum.

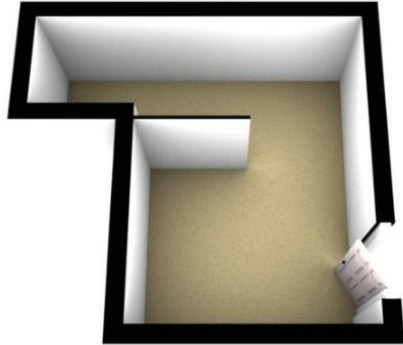
Directional Notes

From our office at Wirksworth Market Place, proceed along Harrison Drive in the direction of Cromford. At Cromford Market Place take a right hand turn onto the A6 and proceed in the direction of Derby. Shortly after crossing over the bridge at Whatstandwell take the left hand turn signposted to Crich (passing The Family Tree Restaurant on your left) and proceed up the hill. Immediately after the canal bridge, turn left signposted Robin Hood and Lea. Proceed through the woodland to a clearing where just before the stone built bridge, take the driveway down and park along the dry stone wall just before the wooden gate where our For Sale sign will be located.





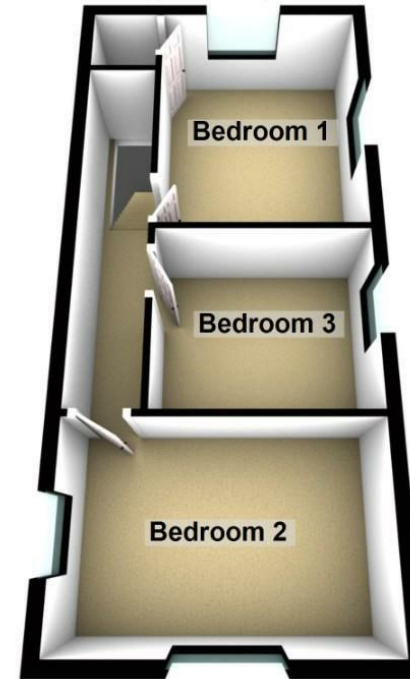
Lower Ground Floor Store
Approx. 114.3 sq. feet



Ground Floor
Approx. 407.7 sq. feet



First Floor
Approx. 411.7 sq. feet



Total area: approx. 933.7 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.

