



GRANT'S
OF DERBYSHIRE

19 High Street, Bonsall DE4 2AS
Offers In The Region Of £435,000

END TERRACED COTTAGE WITH DETACHED BARN ANNEXE

Located at the heart of the popular and historic village of Bonsall is this charming stone-built end-terraced cottage with a detached stone barn. Standing at one end of a row of three attractive cottages, which make up the locally known 'Bakehouse Yard', the main house is full of character and offers a good amount of space. The accommodation itself briefly comprises spacious dining kitchen along with a good sized living room on the ground floor and two double bedrooms, a large bathroom and a study on the first floor.

Across the yard stands an attractive and historic stone barn which has the benefit of full planning permission as ancillary accommodation for a dependent relative. The property offers great versatility but as it stands it currently incorporates a garage, utility room/workshop, shower room, office and a fantastic open plan living room on the first floor. The barn has privately owned solar PV panels on the roof and there is off road parking for two cars, with an electric vehicle charging point.

Both the cottage and barn benefit from gas central heating, each with its own boiler and with the exception of the carved stone mullion in the barn, all windows are bespoke hardwood double glazed.

To the front of the cottage is a pleasant patio garden and beyond the barn is further outside space with a lawned garden and a separate seating area. Viewing Highly Recommended. No Upward Chain.



Location

Bonsall is a charming and vibrant village on the edge of the stunning Peak District National Park. A historic former lead mining settlement, it boasts two welcoming pubs, a popular cafe/deli, and a highly regarded primary school. Bonsall is popular with walkers as The Limestone Way runs through the village and it offers a multitude of fantastic walks with beautiful views. Cromford, Wirksworth and Matlock are just a short distance away and offer a wider range of amenities. The nearby A6 provides swift onward travel to both the north and south and Cromford has its own railway station allowing easy access to Derby and London St Pancras.

THE COTTAGE

From the driveway is a timber gate into the front patio garden from where there is a part glazed entrance door opening into the

Dining Kitchen 15'8" x 12'5" (4.79m x 3.79m)

The kitchen is fitted with a range of bespoke ash floor-mounted cupboards topped with elegant marble work surfaces. A built-in ash dresser and wall cupboard provide additional storage. Beneath the ash mantelpiece, an impressive Derbyshire stone fire surround houses a period cast iron range. The kitchen also includes a Belfast-style sink with swan neck mixer tap, an integrated under-counter gas oven, a four-ring gas hob, and space for a refrigerator. There is ample room to accommodate a generously sized dining table and chairs. A cupboard in one corner houses the gas-fired condensing central heating boiler. To the front aspect are two sash windows, either side of the glazed entrance door, allowing plenty of natural light to fill the room.

Sitting Room 14'0" x 12'5" (4.28m x 3.80m)

This is a spacious sitting room, full of character from the exposed ceiling timbers to the boarded floor. The stone fireplace with raised hearth adds to the character and houses the wood burning stove. There are two front facing windows, one of which includes a bench seat.

Inner Hallway

With stone flagged flooring and the staircase leading up to the

First Floor

Landing

With two windows to the rear aspect, exposed ceiling timbers and ledge and brace doors opening to all rooms on this floor.

Bedroom One 13'3" x 11'0" (4.06m x 3.36m)

This front aspect double bedroom enjoys a pleasant outlook

toward the barn and over High Street towards the hillside beyond.

Bedroom Two 12'0" x 10'0" (3.68m x 3.07m)

This second double bedroom also has a front-facing window that offers a delightful view.

Study 10'10" x 6'0" (3.31m x 1.83m)

This room works well as a study and features built-in bookshelves, a desk, and a separate work table. A Velux window provides ample natural light

Bathroom 10'1" x 7'8" (3.09m x 2.36m)

Having exposed timbers to one wall and a window to the front aspect, this spacious bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash hand basin with tiled splash back and a panel sided cast iron bath.

THE BARN

Garage 18'0" x 9'1" (5.50m x 2.77m)

Accessed to the front via the large double wooden doors, this garage benefits from both power and light and also houses the solar power inverter and the gas fired condensing central heating boiler.

Workshop/Utility 14'1" x 11'0" (4.31m x 3.37m)

Accessed from the exterior via a stable door. To the front aspect is a window beneath which is a sink unit along with space and plumbing for a washing machine. To the rear of the room is a door opening to an under stairs storage cupboard.

Shower Room 6'6" x 4'1" (2.00m x 1.25m)

Fitted with a white suite comprising a washbasin, low-flush WC, and a walk-in shower cubicle with thermostatic shower. Additional features include a heated towel rail, shaver socket, and a Velux roof light

Study 13'1" x 6'3" (3.99m x 1.91m)

Entered from the front through a part-glazed door, this room benefits from excellent natural light, featuring a Velux roof light and French doors on the side. The French doors open onto a sunken patio area, with steps leading up to the garden. Lighting is provided by both wall-mounted and ceiling fixtures. To the rear is a doorway, temporarily sealed, which offers the potential to internally connect this space to the rest of the barn accommodation if needed.

First Floor

The sturdy wooden tread staircase leads up from the workshop and shower room directly into the

Studio Room 20'9" x 17'10" (6.35m x 5.45m)

This bright and spacious studio room is highly versatile, suitable for use as a living room, bedroom, workspace, or guest accommodation. It features two pillar supports, a pine floor, and a stove fire at one end. A tall carved stone mullioned window is set within the opposite gable and there are additional windows to both the front and rear, all offering a delightful view.

Outside

To the front of the cottage, a low stone wall encloses a pleasant patio garden.. A tarmac driveway between the cottage and barn provides parking space, with a right of access granted to two neighboring cottages. Beyond the barn and driveway are further garden spaces, laid mainly to lawn and incorporating planted borders. Adjacent to the study is a delightful walled seating area with separate access to the gardens. The barn roof is fitted with 12 solar PV panels, and an electric vehicle charging point is conveniently located next to the driveway.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

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 onto Clatterway. At the top, the road veers around to the right onto Yeoman Street and upon reaching the large stone market cross in the centre of Bonsall, take a left turn up High Street, and continue on for a short distance where the property will be found on the left hand side.





19 High Street - Main House



Floor 0

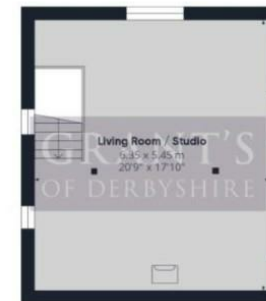


Floor 1

19 High Street - Barn

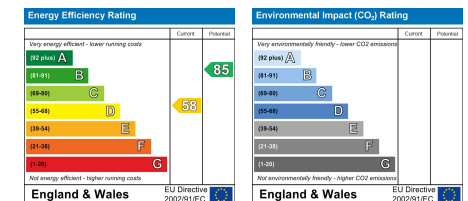


Floor 0



Floor 1

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.



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