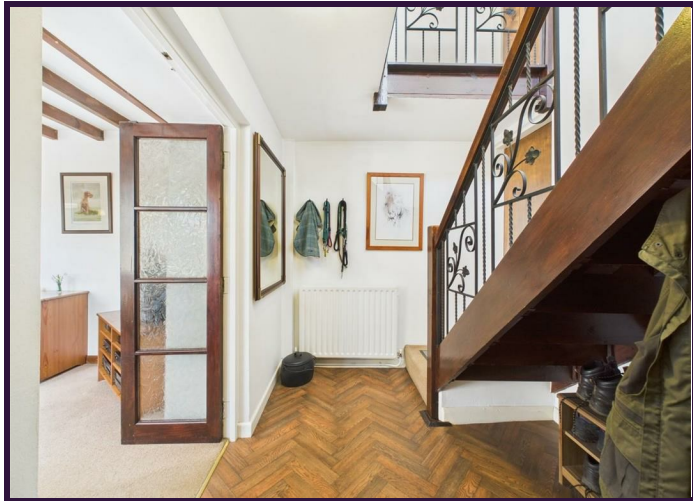




GRANT'S
OF DERBYSHIRE

Bramble Tor, 43 Main Road, Whatstandwell, Nr Matlock DE4 5HE
Offers Around £650,000

Located in this charming village of Whatstandwell, Matlock and enjoying an elevated position, this stunning, stone built, detached house, dating back to the early 1830's, offers a unique blend of historical character and modern living. As a former coaching house, it boasts an array of original features that add to its charm and appeal. This home benefits from oil-fired central heating, triple glazing and is extremely well presented throughout. The accommodation comprises; hallway, sitting room, dining room, snug/home office and a kitchen and utility area. There are four good sized bedrooms with ensuite facilities to two. One of the standout features of this home is the breath-taking views that stretch down the valley towards the Derwent River and Cromford Canal. The large terraced garden and orchard, extending to around half an acre, is well stocked with a variety of plants and trees with a number of paved seating areas, ideal for enjoying those far-reaching views. The property has off-street parking for several vehicles, along with a large garage/workshop. Viewing Highly Recommended. Virtual Tour Available.



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 just a short walk away from the historic Cromford Canal providing access to several walking trails along the Derwent Valley and beyond.

Ground Floor

This home is accessed via the long block paved driveway which leads up to the open porch with solid wood, part glazed door opening into the

Entrance Hallway 10'9" x 6'9" max (3.28 x 2.07 max)

With a herringbone wood parquet flooring and a staircase with ornate wrought iron balustrade which leads off to the first floor. There is a good sized recess for hanging coats and for storage of shoes etc. The door to the right gives access to the

Garage/Workshop 19'1" x 12'10" max (5.83 x 3.92 max)

The former carriage house with a stone flagged floor and having power and light with double door and pedestrian access door to the front. Consideration here could be given to incorporating this room into the main residential accommodation if required, subject to survey and the necessary planning permissions. Back in the entrance hallway, the double, obscure glass, multi-paned doors lead into the

Sitting Room 21'0" x 11'5" (6.41 x 3.5)

A good sized reception room with original exposed timbers, matching wall lights and bathed with natural light from the front aspect triple glazed windows. There is an inglenook fireplace with quarry tiled hearth and an inset wood-burning stove which is a pleasing focal point. A polished wood, built-in cupboard provides good household storage. A door leads through to the

Dining Room 15'5" x 12'2" (4.71 x 3.73)

With a feature exposed stone wall and stunning Minton-style tiled flooring, this is another good sized reception room, bathed in natural light from the front aspect windows. There is a handsome stone fireplace and two built-in cupboards. The staircase leads off to the first floor. A low level recessed cupboard houses the modern consumer unit which was updated in 2024.

Kitchen & Utility 19'11" x 8'6" (6.09 x 2.6)

With a quarry tiled floor and an extensive range of solid oak wall, base and drawer units with a grey marbled granite worktop over

and an inset 1.5 bowl stainless steel sink with mixer tap. There is space and plumbing for a washing machine and integrated appliances include a dishwasher, electric oven, microwave and induction hob with integral extractor hood over. Two multi-paned windows over look the rear courtyard. The multi-paned uPVC door leads out to the rear also. An opening leads through to the utility where there is a further range of wall, base and drawer units offering excellent storage. The "Worcester" boiler (installed 2024) is discreetly housed in a matching wall cupboard. There is an integral wine rack and space for an upright fridge/freezer. Back in the dining room a door leads through to the

Snug/Home Office 12'1" x 11'10" (3.69 x 3.63)

Currently used as a home office but could easily be an additional reception room such as a snug. There is an open fire with cast iron grate, ornate tiled inset and a wooden surround. The original picture rails and elegant coving remain. Triple glazed window to the front aspect.

First Floor

From the dining room, the staircase rises to the first floor landing where there are two front aspect, triple glazed windows which offer quite superb, far-reaching views down the valley towards the river, Cromford Canal and the surrounding countryside. The first door on the right leads into

Bedroom One 12'3" x 11'10" (3.74 x 3.63)

A double bedroom with front aspect window offering those aforementioned views. There is a small access hatch to the loft. A door leads through to the

Ensuite Bathroom 11'6" x 7'4" (3.52 x 2.25)

With a traditional coloured suite comprising of a panelled bath, low flush WC and a pedestal sink. Rear aspect window. Double doors open to reveal the

Walk-In Storage Cupboard 7'5" x 7'1" max) (2.28 x 2.16 max))

Providing excellent household storage. Restricted head height.

Bedroom Two 12'3" x 12'1" (3.75 x 3.69)

Another double bedroom with front aspect triple glazed window. A door opens to reveal the

Ensuite WC 5'3" x 3'0" (1.62 x 0.93)

With a two piece suite comprising of a wall mounted wash basin and a low flush WC.

Bedroom Three 12'2" x 11'10" (3.73 x 3.62)

A double bedroom with picture rail and two triple glazed windows to the front aspect taking full advantage of those stunning views. There is a shower enclosure in the corner of this room. Consideration could be given to developing this further and creating an ensuite.

Shower Room 9'10" x 6'4" (3.01 x 1.94)

Stylishly tiled and with a suite comprising of a dual flush WC, a vanity wash basin with storage cupboard beneath and a double, walk-in shower enclosure with curved glass screen and thermostatic shower fittings over. There are two rear aspect windows, an illuminated mirror, a chrome heated towel rail and a fitted storage unit. Continuing along the landing, passing two good sized storage cupboards, one of which houses the hot water cylinder, we arrive at

Bedroom Four 16'8" x 12'9" max (5.09 x 3.9 max)

The largest of the four bedrooms and benefiting from dual aspect triple glazed windows offering superb far-reaching views down the valley and across the surrounding countryside.

Outside

To the front of the property there is a block paved driveway providing off street parking for several vehicles. To the left hand side of the property, central steps lead up through terraced gardens, well stocked with a variety of plants and trees. On the next level we find cultivated beds, ideal for the growing of soft fruits and vegetables. There is a paved terrace here which is ideal for warm weather dining or just to sit and enjoy those stunning views. The trickling stream provides a relaxing feature here. There is a greenhouse here included in the sale (power laid on). Stone steps wind up to an orchard having a number of fruit bearing trees including apple, plum, cherry and pear. Again, a lovely place to sit and enjoy those views with a high level of privacy. Immediately to the rear of the kitchen we find a good sized outbuilding, ideal for the storage of garden equipment etc. Immediately to the rear of the home there is an outside WC with power and light as well as an external water supply.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band G which is currently £3653 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. Continue along the hill and the property can be found on the left hand side, identified by our For Sale sign. What3words: ///sailor.joints.modem

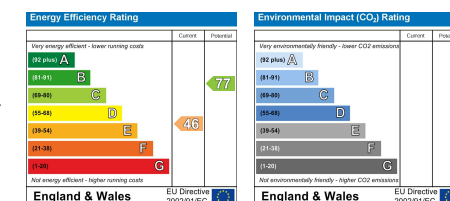








Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of 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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