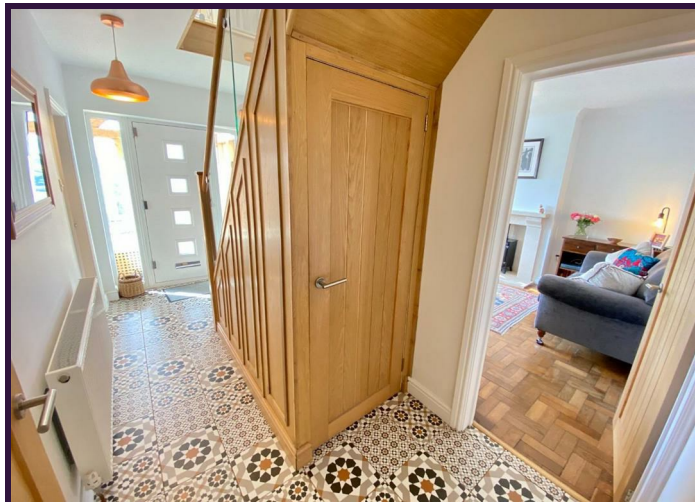




GRANT'S
OF DERBYSHIRE

Westlyne, Shaws Hill, Whatstandwell, Nr Matlock DE4 5EP
Offers Around £525,000

We are delighted to offer For Sale, this extended, three bedroom detached which has undergone an extensive programme of refurbishment resulting in a truly fabulous family home. This home enjoys an elevated position in this popular village of Whatstandwell and benefits from oil-fired central heating and uPVC double glazing. The accommodation comprises; oak porch, entrance hallway, sitting room, dining room and a stunning contemporary kitchen with integrated appliances. On the first floor there is a stylish four piece bathroom and three bedrooms, the principal having an ensuite shower room. Outside there is a driveway, single garage and a roof terrace where you can enjoy stunning panoramic views across the open fields opposite and the surrounding countryside. To the rear of the home there is a well stocked garden presented over three levels, backing onto open countryside and enjoying a good level of privacy. Viewing Highly Recommended. Virtual Tour Available.



The Location

Whatstandwell is situated on a hillside in the picturesque Derwent Valley, between the towns of Matlock and Belper. The village is surrounded by beautiful open countryside with many fine walks and there are excellent amenities in the nearby villages of Holloway & Crich. Whatstandwell benefits from a branch line railway station with a regular service to Derby. The nearby market towns of Cromford, Wirksworth and Matlock offer an excellent range of local amenities including shops, cafes, schools and leisure facilities.

Ground Floor

The property is accessed via the driveway where a pathway leads up to the recently installed (Oct 2023) uPVC composite door which opens into the

Porch 6'9" x 6'0" (2.06 x 1.85)

Of oak construction with double glazed panels, this is a bright and airy entrance to the home where a multi-paned door opens into the

Entrance Hall

With a tiled ceramic floor and an oak panelled staircase which leads up to the first floor. There is a useful understairs storage cupboard. Doors lead off to the dining room, kitchen and

Sitting Room 14'1" x 11'5" (4.3 x 3.48)

With a lovely wood parquet flooring, a stylish column radiator and a large uPVC double glazed window to the front aspect overlooking the driveway and offering far reaching views over the surrounding countryside. There is a polished stone fireplace with a wood-burning stove inset. TV point. Back in the entrance hall, a glazed door leads into the

Dining Kitchen 17'1" x 14'1" (5.23 x 4.31)

Having been extended to the rear, this is the hub of the home, having a polished ceramic tiled floor and well lit by the uPVC double glazed windows to the rear and side aspects as well as the large Velux window overhead. Here we have a stylish and contemporary kitchen having an extensive range of wall, base and soft closing drawer units. There is a central island unit with an induction hob and space for stools. Integrated

appliances include a dishwasher and an eye level "Neff" oven. There is space and plumbing for a washing machine. Glazed double doors open to the

Dining Room 13'0" x 10'11" (3.97 x 3.34)

Currently used as a dining room but could equally be used as a second reception room. There is a large uPVC double glazed window to the front aspect, a coal-effect electric fire set in an ornate wooden surround with tiles inset and a marble hearth.

First Floor

On arrival at the first floor landing we find access to the loft, a large uPVC double glazed window to the front aspect and a glass balustrade. The first door on the left leads into

Bedroom One 14'4" x 11'6" (4.39 x 3.51)

The principal bedroom having a large uPVC double glazed window to the front aspect providing panoramic views down the valley and across the surrounding countryside. A door opens to reveal the

Ensuite Shower Room 7'1" x 3'10" (2.17 x 1.19)

Stylishly tiled, with a modern suite comprising of a double shower enclosure with high pressure thermostatic shower fittings over, a concealed cistern WC, vanity wash basin with storage cupboard beneath and an illuminated mirror over.

Bedroom Three 11'6" x 6'9" (3.51 x 2.08)

With a uPVC double glazed window overlooking the rear garden.

Family Bathroom 9'8" x 9'2" max (2.95 x 2.8 max)

An "L-Shaped" room, stylishly tiled with a four piece, Victorian-style suite comprising of a double-ended, claw-footed bath, a corner shower enclosure with thermostatic shower fittings over, a vanity wash basin with storage cupboard beneath and a concealed cistern WC. There is a chrome heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

Bedroom Two 13'1" x 11'2" (4 x 3.42)

A good sized double bedroom with a large uPVC double glazed window to the front aspect offering those superb, aforementioned views.

Outside

To the front of the property there is a tarmac driveway providing parking for several vehicles. There is a stepped walkway to the side providing easy access. To the front of the property there is a decked roof terrace enclosed by a glass balustrade which is a lovely place to sit and enjoy the open countryside opposite and the panoramic views beyond. To the side of the property there is a pathway which leads around the side of the property to the rear. Here we find a covered, wood-framed seating area, ideal for warm-weather dining or just to sit and enjoy the garden. A pathway to the side of the property leads up and around the garden passing two lawned areas with well stocked, flowering borders, eventually arriving at the terraced seating area at the top of the garden, backing onto open countryside. A timber shed is included in the sale. The oil tank is located at the bottom of the garden, discreetly housed in a timber built shed. The external "Worcester" oil-fired central heating boiler is located down the side of the house.

Garage 15'5" x 8'11" (4.72 x 2.73)

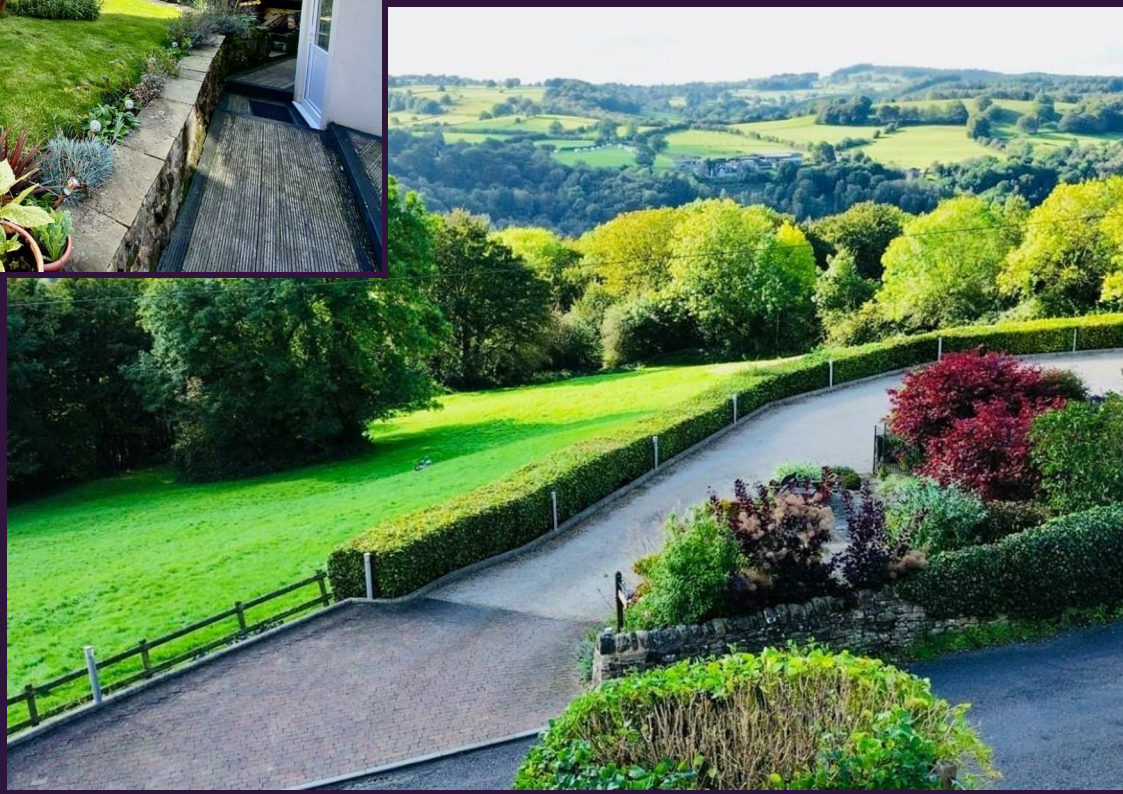
On the lower ground level there is a small block paved area and them double doors which open to reveal the garage.

Directional Notes

The property is best approached by leaving Matlock along the A6 South passing through Matlock Bath and Cromford. Continue for approximately two miles, over the bridge at Whatstandwell and immediately left into Main Road. Continue approximately half a mile along Main Road and turn left onto Shaws Hill. West Lynn is located on the right hand side and can be identified by our For Sale board.

Council Tax Information

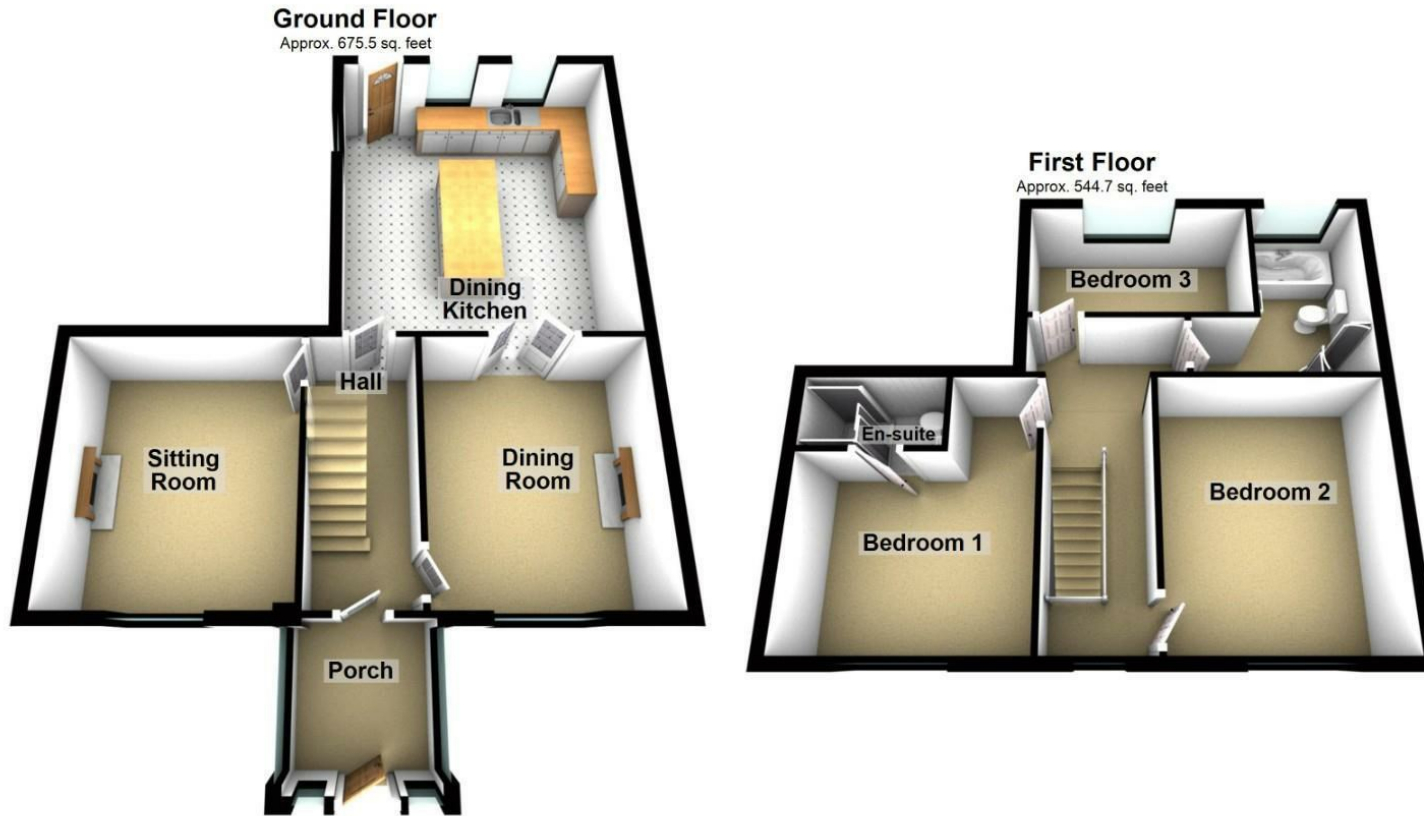
We are informed by Amber Valley Borough Council that this home falls within Council Tax Band E which is currently £2550 per annum.







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Total area: approx. 1220.2 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.

