



Wheatsheaf Cottage Main Road
Whatstandwell Matlock



Property Description

A charming Grade II listed, stone-built end-terrace cottage dating back to the 18th century. This beautifully presented one-bedroom home is full of character, featuring period details, woodland views to the rear, and a delightful courtyard garden with a stone outbuilding. Ideal for first-time buyers, a holiday home with registration with the council, or investment property, the cottage has been tastefully renovated to a high standard throughout and has also had a brand new boiler fitted.

The accommodation includes a cosy living room with a stone fireplace and log burner, a stylish fitted kitchen with integrated appliances, a modern shower room, and an impressive double bedroom with vaulted ceiling, exposed beams, and elevated countryside views. The property further benefits from its south facing garden, panoramic views to wooded hills and sits in a wonderful location.

Situated in the sought-after Derbyshire village of Whatstandwell, the property enjoys easy access to Belper, Matlock, local walking and cycling routes, rail links, and the stunning scenery of the Derwent Valley and Peak District. The A6 and Whatstandwell train station are both within 0.2 miles, so it's a splendid position for commuting and exploring the local area. Crich Carr primary school is directly opposite and Cromford Canal, the Family Tree restaurant and countryside walks of Robin Hood Road are all just around the corner.

Please call us to view!

Living Room

Features a beautiful stone fireplace with a log burner, beamed ceilings, two windows to the front and a door with stairs leading to the first floor.

Kitchen

The beautiful appointed kitchen has a window to the rear, includes an integrated electric oven, electric four ring hob and stainless steel extractor, dishwasher and integrated low level fridge and separate low level freezer.

Shower Room

Off the kitchen is a rear hallway and contemporary ground floor shower room with three piece suite, which has a window to the rear.

Bedroom

Double bedroom with beamed ceilings and a window to the front.

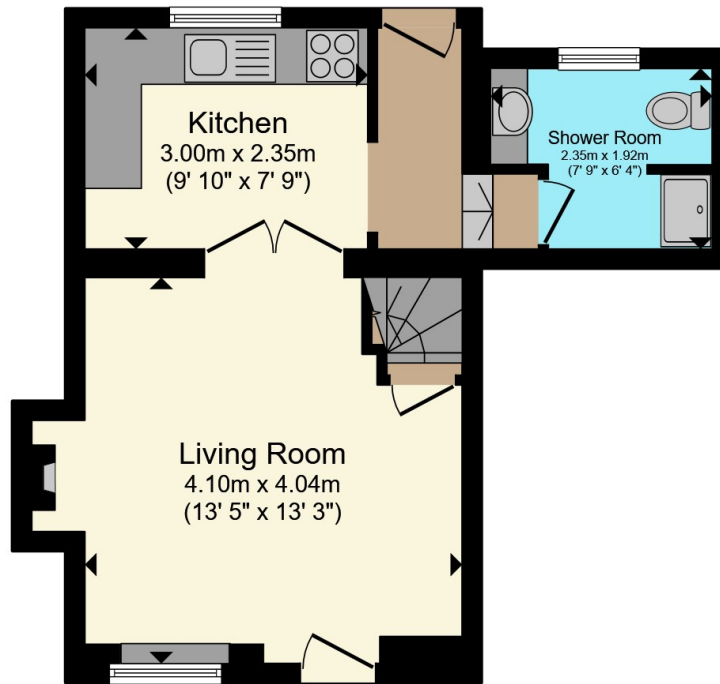
Outside

To the front of the cottage is a paved area where you can sit and look over the stunning views. The rear of the property further benefits from a courtyard with raised garden beds and enclosed timber fence. There is also access to a useful stone building.

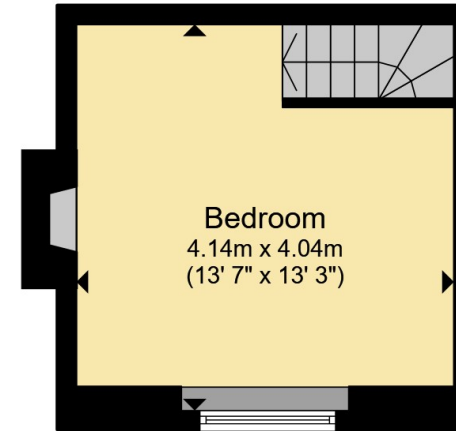








Ground Floor



First Floor

Total floor area 49.1 m² (529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
BELPER DE56 1PS

EPC Rating: Council Tax
Exempt Band: A

view this property online hallandbenson.co.uk/Property/BPR102456

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR102456 - 0003