

Brookside Cottage, Fallgate, Ashover, S45 0EY

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Ground Floor

As you approach the house, you are greeted by beautifully maintained front gardens and a grand gated entrance that leads to a spacious porch. Upon entering, you will find yourself in the oldest part of the home, where a delightful dining room awaits. This room boasts solid oak flooring, original beams, and lovely double-glazed wooden windows, all of which enhance its character. The period touches throughout the property, including exposed stone walls and an impressive stone fireplace, create a warm and inviting atmosphere.

The living room continues this theme, featuring a stone fireplace with a log burner, perfect for cosy evenings. Adjacent to this is a spectacular glazed conservatory, designed for year-round enjoyment. With its triangular feature window, bi-folding doors and contemporary log burner, this space is both stylish and functional, complemented by elegant mosaic floor tiling.

The extensive kitchen is a culinary enthusiast's dream, featuring bespoke cobalt cabinetry and white marble countertops. Equipped with Neff double ovens, an induction hob, and a Belfast sink, this kitchen is designed for both practicality and aesthetics. The adjoining utility room is equally impressive, providing ample space for laundry appliances and additional storage.

First Floor

The first floor boasts four generously sized bedrooms, each designed to maximise natural light and comfort. The master bedroom is a true highlight, featuring dual aspect windows that frame breathtaking countryside views. The room is adorned with beautiful wooden beams and exposed brick walls, creating a warm and inviting atmosphere. A striking feature fireplace and a designer radiator further enhance its appeal.

The second bedroom also offers delightful riverside views, complemented by another charming stone fireplace and tasteful carpeting. The third bedroom, currently utilised as a home study, showcases elegant wooden flooring and double doors that open onto a small, sunlit paved area, perfect for enjoying a morning coffee. The fourth bedroom mirrors the same exquisite features and dual aspect windows, ensuring that every room in this home is filled with light.

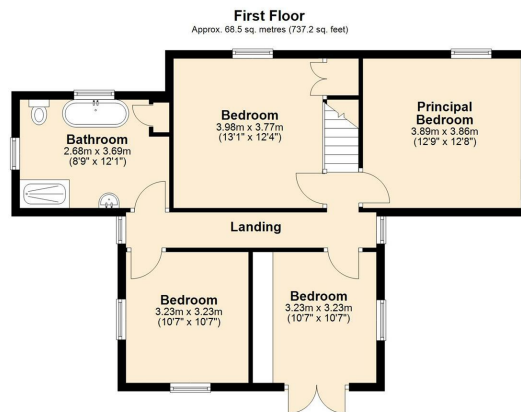
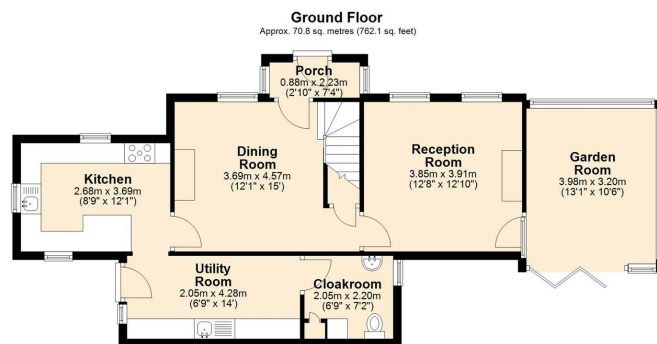
The master bathroom is nothing short of spectacular, boasting an exceptionally high specification. Fully tiled in contemporary grey, it features a luxurious four-piece suite, including a standalone bath with a freestanding waterfall tap, a walk-in rainfall shower with glass walls, and a stylish sink with a storage unit. A separate recessed mirrored vanity area adds a touch of sophistication, while spotlights and sensor floor lighting create a serene, hotel-like ambiance.

External

The exterior of the property boasts a significant footprint, featuring a beautifully landscaped front garden with convenient side access. The rear of the house is a true highlight, offering multiple entertaining areas that include a lovely terrace, a lush lawned area, and a charming rockery, perfect for hosting gatherings or enjoying quiet moments outdoors. A storage shed adds practicality to the outdoor space, ensuring that your garden remains tidy and organised.







Total area: approx. 139.3 sq. metres (1499.3 sq. feet)



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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