



## Lea Shaw, Holloway, DE4 5AT

This substantial detached home is perfectly set up to be two separate dwellings - perfect for one or both to be an annexe for family members, holiday let or rental property. Formerly the village post office, this attractive stone built cottage is effectively two separate homes with one interconnecting internal door. Known as The Old Post House and Post Office Cottage, it is located in the heart of the village, with spectacular panoramic elevated views over the valley.

The Old Post House is situated at the front, with a pretty double-fronted facade and outdoor patio areas, perfect for drinking in the amazing views. On the ground floor is a large sitting room, dining room, kitchen, utility room and bathroom. To the first floor are two double bedrooms and a shower room. The aforementioned interconnecting door leads through to Post Office Cottage. Initially you enter the lounge, then through to a kitchen and shower room, with two double bedrooms (one with en-suite WC) on the top floor. Both the lounge and kitchen have external doors onto an elevated outdoor dining patio area. This is a versatile and enchanting home with versatile living options.

This important home is located in Holloway, which itself is an historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community post office, church, surgery, primary school, renowned local butcher's Robin Maycock and a cafe, popular with walkers and cyclists. Neighbouring Lea has the famous rhododendron gardens and the excellent Jug & Glass public house. Within a short drive are Matlock, Wirksworth and the delights of the Peak District and Derbyshire Dales.

- Substantial detached home with 4 double bedrooms and 3 bathrooms
- Brand new, unused kitchen and shower room in Post Office Cottage
- Perfect annexe/holiday let/rental property
- Outdoor seating and dining areas
- Effectively two separate 2 bedroom homes - each with kitchen and living areas
- Panoramic far-reaching south-facing views
- New sash windows and front door in recent years
- Stone built cottage, sympathetically modernised
- Historically-important former post office
- Stylish decor throughout

**£400,000**

# Lea Shaw, , Holloway, DE4 5AT

## Front of the home

Located on the corner of Lea Shaw and The Hollow, this impressive stone built cottage has a traditional stone wall boundary at the front and around to the left. Enter through a decorative iron gate and this double fronted home has paved patios, with space for outdoor seating and dining...and fine views across the valley from this vantage point. There are external power points and a well-worn stone step leads to a path on the left, where you'll find a stable door entrance into the kitchen and a useful former coal store, perfect for storing bicycles, etc.

## Entrance Porch

Enter the gabled porch through modern half-glazed double composite doors with a chrome handle and letterbox. With a tiled floor and recessed ceiling spotlights, there is space on the left to store coats and footwear after a local walk around the village and countryside. Step through the original wooden front door with iron handle into the sitting room.

## Sitting Room

17'10" x 13'1" (5.45 x 4)

This lovely bright and airy dual aspect room has high beamed ceilings and white walls, with a Karndean floor fitted in 2024. One sash south-facing window and two north-facing windows bring light flooding in from several angles. The focal point of the room is the large fireplace with wood burning stove, set upon a stone hearth with solid oak lintel above. The modern rendered walls have been skilfully done to leave some of the stone walls exposed - it's a very attractive feature.

The room includes wall lights, a ceiling light fitting, two radiators, a cute alcove with shelf and a varnished pine door into the dining room.

## Dining Room

13'1" x 9'10" (4 x 3)

Currently used as both a formal dining room and home office, there is plenty of room for both. An arched alcove on the left has space for a sideboard and this carpeted room has a radiator, ceiling light fitting and large sash window with views to the tree-filled horizon.

## Kitchen

18'4" x 8'8" (5.6 x 2.65)

Accessed through an open entrance from the sitting room and via the stable door to the side passage, this spacious country style kitchen has worktops each side. There is a lot of storage in the range of high and low level cabinets and drawers. Entering from the sitting room, the worktop opposite includes a stainless steel sink and drainer with chrome mixer tap, with space and plumbing below for a dishwasher or washing machine and tumble dryer.

The opposite worktop includes an integral Lamona four-ring induction hob, with electric oven below and brushed chrome extractor fan above. There is plenty of room at the end for an American-style fridge freezer. The room has tile-effect vinyl flooring, recessed ceiling spotlights, a radiator, under-stairs cupboard and a door to the stairs up to the first floor. An open entrance leads into the utility room.

## Utility Room

9'10" (max) x 4'11" (3 (max) x 1.5)

With a cupboard and worktop on the left, there is space and plumbing for a washing machine, as well as a range of cabinets. The room has an extractor fan, laminate flooring and a wall light, with door through to the bathroom.

## Bathroom

9'4" x 5'8" (2.85 x 1.75)

Located in the former barrel cellar, this gorgeous room has a curved rendered wall. The modern rectangular bath has a chrome mixer tap and shower attachment. The ceramic WC has an integral flush, whilst the sleek curved vanity unit has a rectangular sink with chrome mixer tap. The room has two ceiling light fittings, a vinyl floor, chrome vertical heated towel rail, extractor fan and tiled walls.

## Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the long landing. There is a beam overhead and recessed alcove on the left. At the landing there is a radiator, three ceiling light fittings, a couple more exposed beams and another recessed alcove with shelving. Towards the far end is a recessed cupboard with more shelving. White panelled doors with brass handles lead into two double bedrooms, a shower room and the connecting door to the lounge located in Post Office Cottage.

## Bedroom One

10'2" x 8'10" (3.1 x 2.7)

The views start to get spectacularly good from here! The modern sash window perfectly showcases the verdant panorama, which is beautiful in all seasons. This first of four double bedrooms is carpeted and has a radiator, wall lights, loft hatch and an alcove with hanging rail.



## Bedroom Two

14'11" x 10'0" (4.55 x 3.05)

Our favourite room in the house, this has been recently decorated, with some walls and the fitted wardrobes painted a classic Oxford Blue. The bed is positioned to take advantage of those stunning views. This large double has room for a king size bed, a desk/dressing table and additional bedroom furniture. The carpeted room has a radiator, ceiling light fitting, ceiling beams and a loft hatch.

## Shower Room

5'10" x 5'8" (1.8 x 1.75)

The modern large cubicle in the corner has curved glass doors and tiled surround - and houses a mains-fed shower. A rectangular sink with chrome mixer tap sits atop the vanity unit and there is a ceramic WC with integral flush. The room also includes a radiator, vinyl flooring, ceiling light fitting and ceiling beam, large frosted double glazed window and a recessed alcove.

## Lounge

14'1" x 9'6" (4.3 x 2.9)

With a lockable interconnecting door, this room can be the main lounge for Post Office Cottage. It could also be a snug, games room or home office - especially if using the home as one dwelling. The carpeted room has two radiators, ceiling light fitting, a wall-mounted electric fire, panelled walls on two side. It's a light room thanks to the west-facing window and half-glazed uPVC door out to an elevated outdoor seating/dining area, with steps down to The Hollow.

This separate external entrance exists because this room has previously been used as a separate business including for some time as a bridal shop. An open doorway goes through to the kitchen.

## Kitchen 2

12'11" x 6'8" (3.95 x 2.05)

This kitchen was fitted this year and has not been used at all. With exposed stone walls, Karndean flooring and some exposed white-painted ceiling beams, this is a stylish modern and spacious kitchen. There is a large west-facing window and half-glazed uPVC door out onto that elevated patio area. The room has a radiator, recessed shelving in the corner and recessed ceiling spotlights.

The L-shaped worktop includes an integral four-ring induction hob, chest-height Prima electric oven and contemporary 1.5 sink with swan neck chrome mixer tap. The Worcester boiler means that Post Office Cottage has separate heating controls to The Old Post House (but all on one bill) and there is a radiator immediately below.

## Shower Room 2

11'1" x 5'8" (3.4 x 1.75)

The large double walk-in shower has an easy-clean wall surround and tall reinforced glass screen - and houses a mains-fed shower. The vanity unit has a ceramic sink with chrome mixer tap and capsule WC with wall-mounted flush. There is a modern slate grey radiator and the karndean flooring flows seamlessly through to the adjacent kitchen. We love the distinctive painted pine door with iron latch. The room also includes a curved wall with panelling, recessed ceiling spotlights, extractor fan and frosted double glazed window.

## Stairs to second floor landing

Carpeted stairs with a handrail on the left lead up to the landing, where there is a deep-set window and ceiling light fitting. High up is a small storage space and white panelled doors lead into bedrooms three and four.

## Bedroom Three

11'7" x 9'6" (3.55 x 2.9)

This double bedroom has great views of the village cottages and rolling hillsides through the large square window. The carpeted room has a radiator, ceiling light fitting and triple fitted wardrobe with storage space above.

## Bedroom Four

12'9" x 10'2" (3.9 x 3.1)

This large double bedroom has similar far-reaching views to Bedroom Three. A quirky shape, this carpeted bedroom has a radiator, ceiling light fitting, wall light and over-stairs cupboard. Recently decorated, the room also has a large alcove with space for a wardrobe - and a door into the newly installed WC.

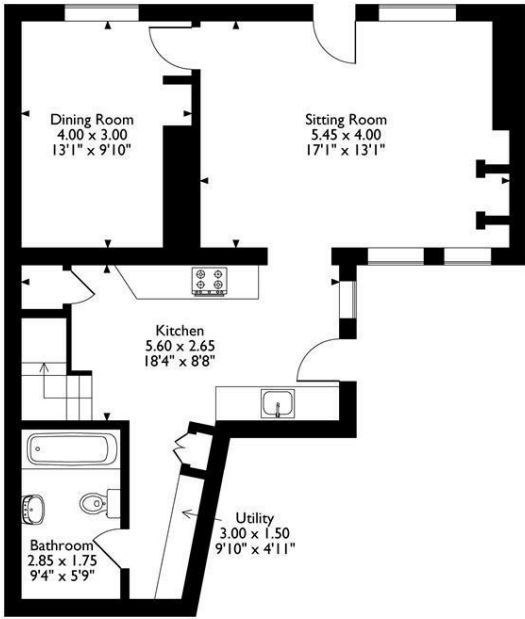
## WC

6'0" x 2'7" (1.85 x 0.8)

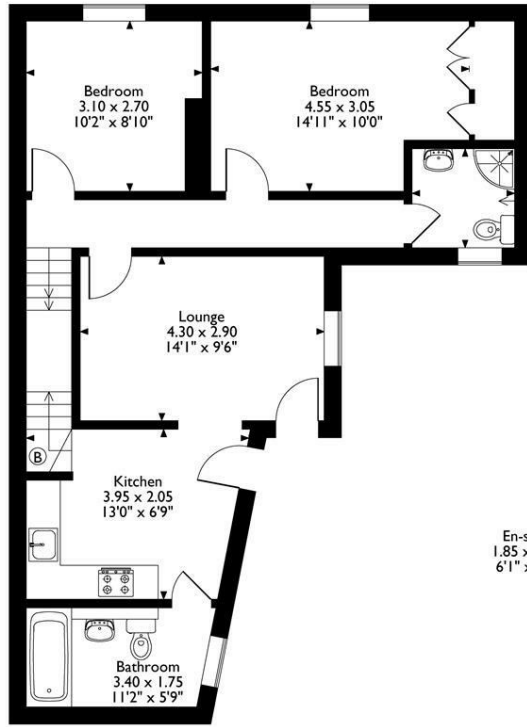
With a vinyl floor, this room has a ceramic WC with integral flush and a vanity unit with ceramic sink with chrome mixer tap.



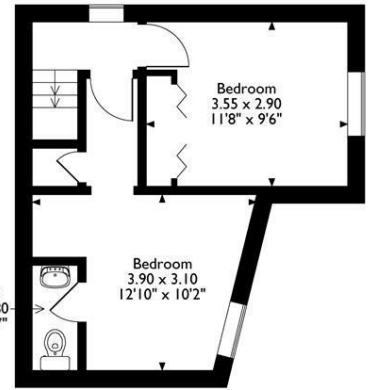
The Old Post House & Post Office Cottage  
 Approximate Gross Internal Area  
 157 Sq M / 1690 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET  
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP  
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315