



13 Church Street, Bonsall - DE4 2AE
£370,000



13 CHURCH STREET

Bonsall, Matlock

Grant's of Derbyshire are delighted to offer for sale this three-bedroom semi-detached cottage, situated in the heart of Bonsall Village. This is a rare opportunity to acquire a property in the centre of a vibrant village that also has the added benefit of off-street parking for two vehicles. The accommodation comprises an entrance porch, living room and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor. The property also benefits from a useful loft space accessed via Bedroom Three, in addition to the detached home office located within the elevated garden, enjoying stunning views over the surrounding countryside. To the front of the property, alongside the gated driveway is a generous lawn bordered by a variety of mature plants and flowers. Virtual Tour Available. Viewing Highly Recommended. No Upward Chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming Three Bedroom Cottage
- Sought-After Village Location
- Driveway with Parking for Two Vehicles
- Offering a Wealth of Original Features
- Detached Home Office
- Close Proximity to Matlock & Wirksworth Town Centres
- EPC rating D
- No Upward Chain





Ground Floor

The property is accessed via a driveway off of Greenhill in Bonsall, where a part-glazed, composite door opens into the entrance hallway.

Entrance Hallway

4' 9" x 3' 1" (1.45m x 0.93m)

With windows to both side aspects, space for storing shoes and boots on either side and a couple of hooks ideal for coats and jackets, this area is both practical and welcoming. From here, a part-glazed solid oak door leads into the living room.

Living Room

12' 7" x 18' 2" (3.84m x 5.54m)

This well-proportioned living room with tiled flooring retains a wealth of original cottage features, including exposed wooden beams and a handsome stone fireplace housing a multi-fuel stove. A double-glazed window to the front aspect is complemented by an attractive window seat, while a smaller deep-silled window to the rear aspect provides additional natural light.

Kitchen

11' 5" x 15' 9" (3.49m x 4.79m)

Accessed via a wooden door which opens from the living room, here we have a quarry tiled floor and a traditional range of wall, base and drawer units. There are a number of original features retained here including exposed ceiling timbers and a stone lintel showing a former fireplace here. There are two front aspect double glazed windows, an inset 1.5 bowl acrylic sink with mixer tap over, space and plumbing for a washing machine and integrated appliances include; electric oven, gas hob with extractor canopy over, Bespoke fitted cupboards provide good storage.

First Floor

Stairs rise from the living room to the first-floor landing, which provides access to the three bedrooms and family bathroom.



Bedroom Three

5' 9" x 10' 7" (1.74m x 3.23m)

The first door on the right leads to the third bedroom, which benefits from a rear-facing uPVC double-glazed window and offers ample space for a double bed. A loft hatch with a pull-down ladder provides access to a fully boarded and plastered loft space.

Loft Room

13' 4" x 9' 7" (4.06m x 2.91m)

A valuable addition to the property which is perfect for extra storage, this space has been boarded, insulated and plastered, and benefits from light and power. A uPVC window opens to the side aspect.

Bedroom One

13' 11" x 9' 4" (4.25m x 2.84m)

This is a good-sized double bedroom with a front aspect double-glazed window.

Bedroom Two

10' 2" x 10' 1" (3.09m x 3.08m)

Another well-proportioned double bedroom, featuring a front aspect double-glazed window and two built-in storage cupboards. One is currently used as a wardrobe, while the other houses the boiler and offers additional space for use as an airing cupboard.

Bathroom

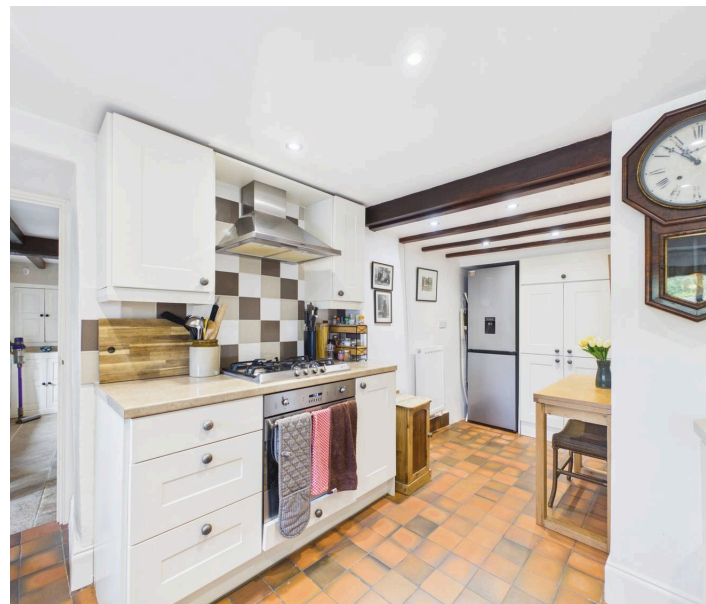
6' 3" x 5' 8" (1.91m x 1.72m)

This bathroom is fitted with a three-piece suite comprising a dual-flush WC, pedestal wash basin with mixer tap and panelled bath with mixer tap, thermostatic shower and handheld shower head over. There is also a uPVC obscured glass window to the rear aspect and additional space for a storage cabinet.

Detached Home Office

10' 10" x 7' 9" (3.30m x 2.37m)

Recently installed, this detached outbuilding is equipped with an ethernet cable, power and lighting and offers an excellent space for use as a home office, garden room or studio.





Directional Notes

From our office in Wirksworth town centre, head towards Matlock on the B5036 and continue down Cromford Hill. Before reaching the traffic lights at the bottom of Cromford, turn left onto Water Lane and follow the A5012. Take the next right onto Clatterway and continue through the village of Bonsall, then turn right onto Yeoman Street. Upon visiting the property for the first time, we recommend to park somewhere on High Street and from here, walk back towards the junction by The Kings Head, turn right onto Church Street and almost immediately turn left onto Greenhill. Continue up the hill until you reach the property on the right-hand side, identified by our For Sale board.

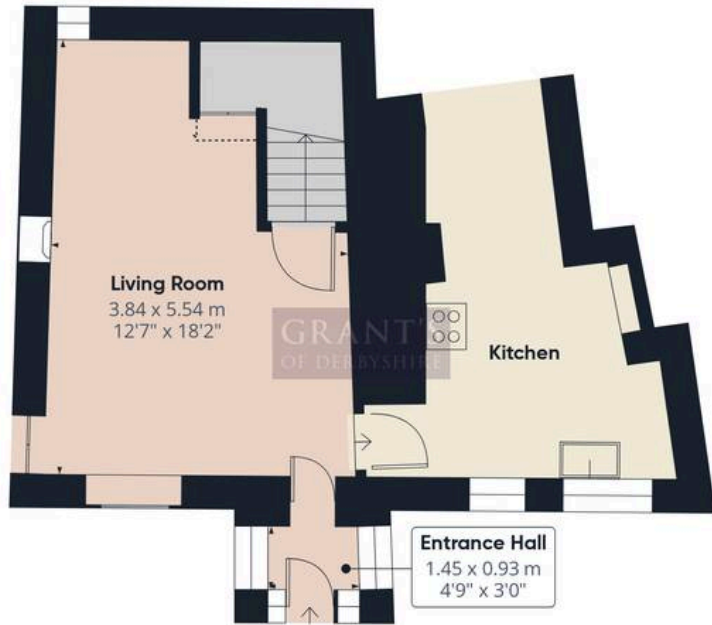
Garden

A pathway to the side of the property leads to the rear garden via a set of paved steps, rising to a raised patio terrace with views across the surrounding countryside. An ideal space for outdoor dining and entertaining, the terrace is complemented by a detached home office, which could also be used as a summer house or studio. To the front of the property, adjacent to the driveway, is a well-maintained lawn bordered by a variety of plants and flowers.

DRIVEWAY

2 Parking Spaces

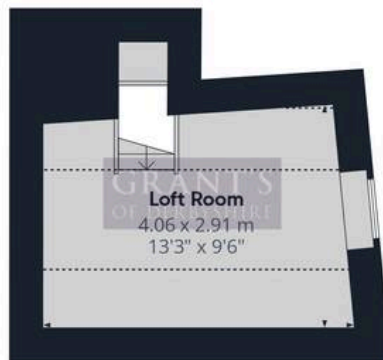




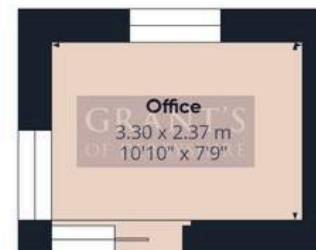
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

77.3 m²

832 ft²

Reduced headroom

6.1 m²

66 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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