



Lion Cottage, Main Street, Birchover, Matlock, DE4 2BN
£1,200 pcm



- 2 bed stone built cottage
- 2 reception rooms
- Popular Village location
- Furnished optional
- Ensuite
- Breakfast kitchen
- Enclosed forecourt with a stone-built store.
- Family bathroom

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

Lion Cottage, Main Street, Birchover, Matlock, DE4 2BN

A superbly presented period stone-built cottage at the centre of the popular village of Birchover. Restored in 2006, this delightful property has many original features including beamed ceilings and exposed stone walls. The accommodation offers: two bedrooms, en suite shower room, family bathroom, sitting room, dining room, and breakfast kitchen. There is a forecourt garden to the front of the property.

Birchover is an attractive village nestling in the Derbyshire hills within the Peak District National Park. The village has a public house and retains its traditional village character. There are fine views and walks around the area and easy access to the nearby towns of Matlock (5.6 miles) and Bakewell (5 miles). The village lies within the catchment of the highly regarded Stanton in Peak Primary School and Lady Manners School, and is within commuting distance of Derby, Nottingham, Sheffield, and Manchester.

Entering the property via a half-glazed panelled entrance door, which opens to:

SITTING ROOM With a front-aspect UPVC double-glazed sliding sash window, and a further side-aspect stained glass window, depicting a country scene and a stylised lion. The room has exposed stone work, original beams to the ceiling with a heavy central beam, and a feature fireplace with a raised stone hearth housing a flame-effect electric fire. A staircase rises to the upper floor accommodation. There is an illuminated display niche, central heating radiator with thermostatic valve, and a batten door with thumb-latch leading to:

DINING ROOM With a front-aspect UPVC double-glazed sliding slash window, quarry tiles to the floor, exposed beams to the ceiling, and feature exposed stone walls. There. The room has an illuminated display niche, wall lamp points, central heating radiator with thermostatic valve, and a servery hatch to the kitchen.

From the sitting room, a batten door with thumb-latch leads to:

BREAKFAST KITCHEN Having a rear-aspect double-glazed window, ceramic tiles to the floor, and a good range of shaker-style units in an oak finish, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with mixer tap, and a four-burner gas hob, over which is a cooker hood. There is an eye-level fan-assisted electric oven and grill. Beneath the worksurface, there is space and

connection for an automatic washing machine and dishwasher. There is space within the room for a family breakfast table, and space for a fridge freezer. Sited within the kitchen is the Worcester gas-fired boiler, which provides hot water and central heating to the property. The room has a central heating radiator with thermostatic valve. There is a glazed sliding sash servery hatch to the dining room.

From the sitting room, a staircase rises to:

FIRST-FLOOR LANDING Having batten doors with thumb-latches opening to:

BEDROOM ONE With a front-aspect UPVC double-glazed sliding slash window, polished exposed floorboards, and built-in wardrobe with hanging rail. The room has a central heating radiator with thermostatic valve, wall lamp points, and steps rising to:

EN SUITE SHOWER ROOM Having suite with tiled shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboards beneath and fitted mirror over; and a concealed-cistern dual-flush WC. The room has a central heating radiator with thermostatic valve, and an extractor fan.

BEDROOM TWO With a front-aspect UPVC double-glazed sliding sash window. An original feature fire opening creates a display niche. The room has a fitted wardrobe with hanging rail, polished exposed floorboards, and a central heating radiator with thermostatic valve.

FAMILY BATHROOM A fully tiled room with rear-aspect double-glazed window with obscured glass. Suite with: panelled bath with Victorian-style mixer taps and handheld shower spray; pedestal wash hand basin with illuminated mirror over; and close-coupled WC. There is a contemporary chrome-finished vertical radiator, and a shaver point.

OUTSIDE To the front of the property is a flagged forecourt, enclosed by a stone wall. Accessed from the forecourt is a stone-built store.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

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.

