



**16 STONE COTTAGE
WETTON, DE6 2AF**

PRICE: £500,000





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A charming, quintessential and characterful detached stone country cottage situated within the heart of the sought after rural Peak District village of Wetton.

The property was extensively and sympathetically restored in 2022, the refurbishment programme includes: a two-storey extension to provide master bedroom with ensuite bathroom, utility room and additional living space with French doors opening onto the rear garden; new family shower room; Farho electric radiators with individually controlled zones via wifi; Rational Alu-clad hybrid high performance, aesthetically pleasing double glazed windows benefiting from low maintenance and superior thermal efficiency.

The accommodation briefly comprises; sitting room with Clearview wood burning stove, dining room, hand-made fitted kitchen, utility room, three double bedrooms, ensuite bathroom along with a family shower room. There is an attractive landscaped paved garden to the rear enjoying an open aspect.

Likely to suit a variety of buyers including: families, professionals and couples; active retirees; walkers and those enjoying a variety of outdoor activities or as a holiday home.

There are many stunning Peak District countryside walks right from the doorstep.

INTERNAL VIEWING HIGHLY RECOMMENDED – ONE NOT TO BE MISSED!

ACCOMMODATION

An oak front entrance door opens into the

Sitting Room 7.07m maximum x 3.94m maximum and 1.95m minimum (23'2" maximum x 12'11" maximum and 6'5" minimum) With oak flooring, front aspect double glazed window with window seat, feature fireplace with brick hearth and inset Clearview wood burning stove. Three electric radiators and double glazed French doors open onto the rear garden. Doors lead to the kitchen and rear entrance hall/utility room.

Rear Entrance Hall/Utility Room having a wooden work surface with space for three appliances below with plumbing for a washing machine and dryer vent. A stable door opens onto the rear garden.

Kitchen 3.70m x 1.98m (12'2" x 6'6") being comprehensively fitted with a range of handmade pine kitchen units comprising wall and base cupboards and drawers with display shelving and plate rack.

Pine work surface with inset ceramic Belfast sink, integrated dishwasher and fridge, stainless steel extractor hood. There is an Everhot 90i range style electric cooker with two ovens, hot plate and two ring induction hob, available by separate negotiation. Partially tiled wall/splashback, recessed ceiling spotlighting, rear aspect double glazed window and oak flooring. An archway opens into the

Dining Room 4.14m x 3.54m (13'7" x 11'7") overall measurements. Having continuation of the oak flooring, feature fireplace with brick hearth and inset Clearview wood burning stove. Electric radiator and front and side aspect double glazed windows. Staircase leading to the

First Floor semi-galleried Landing with exposed A-frame beam, access to the roof space and doors lead to the bedrooms and family shower room.

Bedroom One 5.09m x 2.40m (16'9" x 7'11") with pitched roof giving a sense of light and space, electric radiator, rear aspect

double glazed window overlooking the rear garden and with views of the surrounding countryside. A sliding door opens into the

En Suite Bathroom 2.88m x 1.89m (9'6" x 6'3") comprising a free standing bath, pedestal wash hand basin, low flush wc, recessed ceiling spotlighting, loft access, electric radiator and rear aspect double glazed window with similar views to the master bedroom.

Bedroom Two 4.22m x 2.70m (13'10" x 8'10") with in-built cupboard/wardrobe over the stairs, electric radiator and front and side aspect double glazed windows.

Bedroom Three 3.61m x 2.37m (11'10" x 7'9") with electric radiator and front aspect double glazed window.

Family Shower Room 3.45m x 1.74m (11'4" x 5'9") comprising a double shower cubicle with mains control shower, low flush wc, wash hand basin set on a stone plinth with wrought iron stand, recessed ceiling spotlighting, side aspect double glazed window,

electric radiator and built in cupboard housing the Gledhill hot water cylinder.

OUTSIDE

There is a fore-garden with dry stone boundary wall and timber gate. A pathway leads to the rear where there is an attractive landscaped paved courtyard garden with planted borders, timber shed and stone store, enclosed by dry stone walling and enjoying an open aspect.

SERVICES

It is understood that mains electric, water and drainage are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band D.

EPC RATING TBC

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

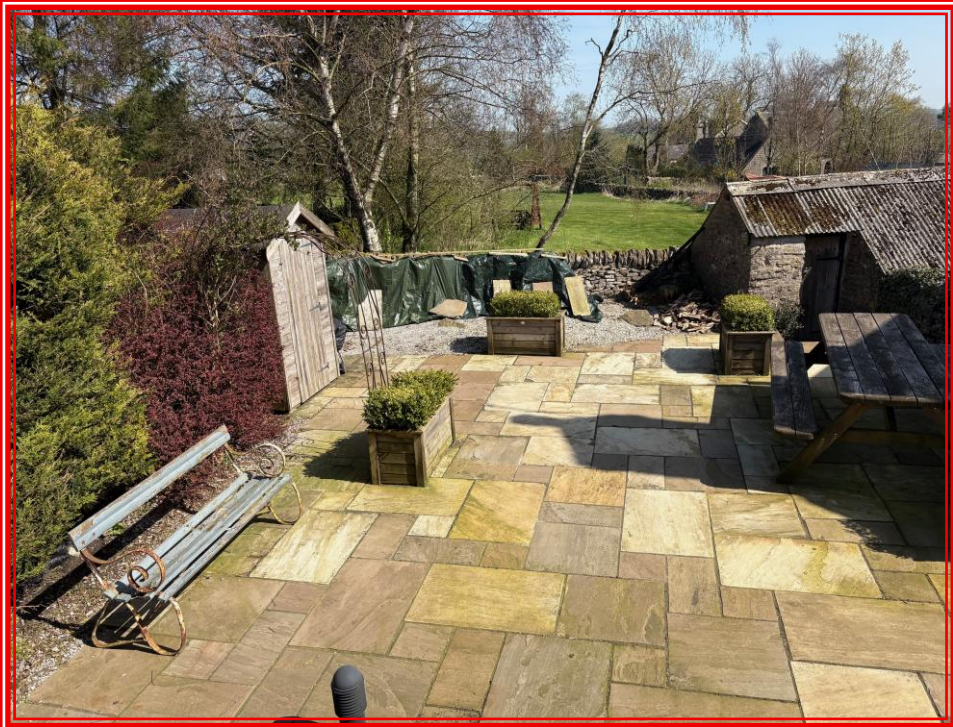
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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

