



The Cottage, Upper Lea, Lea - DE4 5GR  
Offers Around £450,000



## THE COTTAGE, UPPER LEA

Lea, Matlock

Situated on the outskirts of the sought-after village of Lea, this charming semi-detached stone-built cottage enjoys a slightly elevated position, set back from the road, with delightful views to both the front and rear.

Beautifully presented, the property is light and airy and finished to a high standard, retaining a wealth of character features including exposed beams, oak joinery, exposed stonework and fireplaces. It benefits from gas central heating and double glazing throughout. The accommodation comprises a spacious and well-equipped dining kitchen, a comfortable sitting room, and an entrance hallway with downstairs cloakroom. To the first floor are three bedrooms, all benefiting from en suite facilities, with the main bedroom featuring a vaulted ceiling and Juliet balcony.

Externally, there is an enclosed patio garden to the front and a good-sized rear garden, also fully enclosed. The property further benefits from two stone-built outbuildings, including a versatile study/craft room adjoining the house and a detached workshop/store within the rear boundary.

On-street parking is available nearby. No Upward Chain. Viewing Highly Recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## Location

The Parish of Dethick, Lea and Holloway is situated within Amber Valley in Derbyshire, just a short distance from the Peak District National Park. The area enjoys a strong community spirit, with a variety of local events held throughout the year, and is served by a highly regarded primary school. Lea itself is an unspoilt and highly desirable village, renowned for its beautiful rural setting and abundance of scenic walks directly from the doorstep. The area has historical connections with Florence Nightingale and her family, who resided at nearby Lea Hurst, and is home to the well-known Lea Gardens, a stunning rhododendron garden with an excellent café. The popular Jug and Glass country pub is within a short walk, while neighbouring Holloway offers a well-regarded butcher. The nearby village of Crich provides further amenities including a bakery, café and public houses.

Lea is well placed for access to surrounding towns including Wirksworth, Matlock and Belper, with Derby slightly further afield. Railway stations at Whatstandwell and Cromford provide links to mainline services via Derby. The location is ideal for both full-time living and those seeking a second home or holiday retreat.

## Accommodation

### Entrance Hallway

The oak entrance door, featuring double-glazed panels, opens into this hallway, creating a warm and inviting first impression of the home. Tongue-and-groove wall panelling and an exposed stone wall add character and a front-facing window with a deep sill allows in natural light. A staircase leads up to the first floor and timber ledge-and-brace doors open to the sitting room and the guest cloakroom.

### Guest Cloakroom

With a continuation of the stone flooring from the entrance hallway, along with tongue-and-groove wall panelling, this L-shaped cloakroom is both practical and stylish. It is fitted with a dual flush WC and a square wash hand basin with mixer tap, set on a wooden cabinet. A matching fitted coat hanging unit and a ladder-style heated towel rail complete the space.



Inset spotlights provide lighting, while an obscured glass window to the rear aspect allows for natural light. An internal door opens to a useful understairs storage area.

### Sitting Room

12' 7" x 11' 3" (3.83m x 3.42m)

A well-proportioned reception room full of charm and character, featuring exposed ceiling timbers and attractive stonework to the internal wall. A substantial stone fireplace with raised hearth and timber lintel forms an impressive focal point and houses a wood-burning stove. The room is lit by wall lighting and benefits from limestone tiled flooring. The window to the front aspect enjoys views over the foregarden and across to the open fields beyond, while to the rear, oak bi-fold doors open into the dining kitchen.

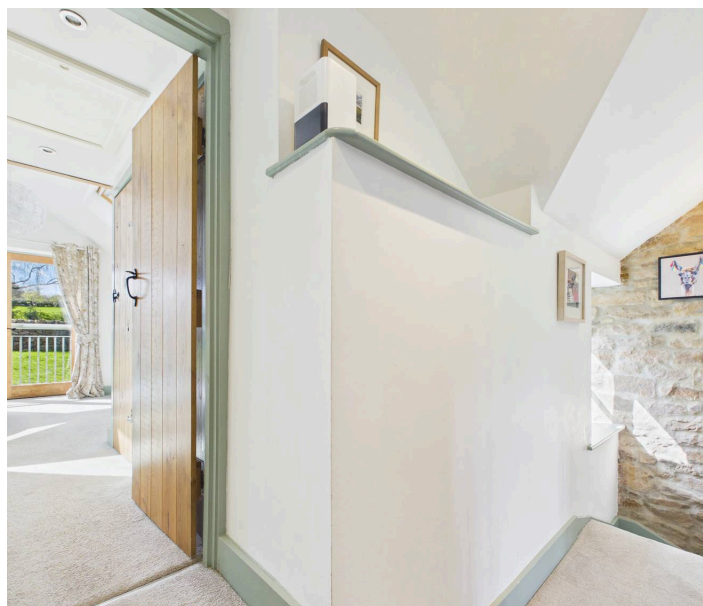
### Dining Kitchen

17' 6" x 14' 5" (5.34m x 4.40m)

Accessed via bi-fold doors from the sitting room, with two steps leading up, this impressive open-plan dining kitchen is ideal for both modern family living and entertaining. Finished with a limestone floor throughout, the kitchen is fitted with a good range of wall and base units, complemented by wooden work surfaces that extend to a breakfast bar seating four, creating a sociable focal point. Integrated appliances include a washer dryer, dishwasher and freezer, with additional space for a freestanding fridge. A Belfast-style sink with swan neck mixer tap and a range-style cooker with Smeg extractor hood complete the space, while the Ideal gas-fired combination boiler is neatly housed within one of the wall units. Two high-level rear windows provide natural light, enhanced by a mix of spotlights, pelmet and contemporary pendant lighting above the dining area. There is ample space for a large dining table, with glazed double doors opening onto the outside space.

### First Floor Landing

The staircase leading up from the entrance hallway reaches this first floor landing which has a window to the rear aspect and timber doors to the three bedrooms. A further door between bedrooms two and three opens to a useful built-in store/linen cupboard.





### Bedroom One

14' 6" x 9' 9" (4.42m x 2.98m)

A beautiful and generously proportioned double bedroom featuring a vaulted ceiling and Juliet balcony. Two wide Velux roof lights, along with a pair of oak-framed double glazed doors, flood the room with natural light, while enjoying a delightful outlook over the rear garden towards the fields beyond. NB: Measurements exclude the adjoining area off the landing, which provides access to two walk-in wardrobes with oak doors, measuring 1.37m x 1.10m and 1.33m x 1.08m.

### Ensuite Bathroom

7' 1" x 6' 4" (2.15m x 1.94m)

A beautifully appointed bathroom fitted with a four-piece suite comprising a dual flush WC, contemporary wash hand basin with mixer tap set on a timber vanity unit, corner shower cubicle with thermostatic shower including fixed head and handheld attachment, and an elegant claw foot bath. Finished with ceramic tiled flooring and tongue and groove panelling, the room also features a ladder-style heated towel radiator, Velux roof light and inset spotlights.

### Bedroom Two

9' 7" x 9' 0" (2.92m x 2.74m)

This second double bedroom is at the front of the home, enjoying a most pleasant outlook over open fields. A feature cast iron fire surround adds character and there is access to the ensuite shower room.

### Ensuite Shower Room

5' 5" x 2' 11" (1.66m x 0.90m)

Fitted with a walk-in shower cubicle featuring a dual-head thermostatic shower, low flush WC and a wash hand basin set on a timber cupboard unit.

### Bedroom Three

9' 3" x 7' 3" (2.83m x 2.22m)

Enjoying the same delightful countryside views to the front as Bedroom Two, this room is cleverly fitted with a cabin bed incorporating useful storage beneath, along with additional high-level storage above the stairwell. The bedroom further benefits from access to an en suite shower room.





### **Ensuite Shower Room**

7' 1" x 2' 6" (2.17m x 0.76m)

Fitted with a white suite comprising a walk-in shower cubicle with dual-head thermostatic shower, low flush WC and a rectangular wash hand basin set above a wooden cabinet. Further features include a chrome heated towel radiator, ceramic tiled flooring and a Velux roof light.

### **Rear Garden**

Accessed via patio doors from the dining area of the home, stone steps lead up to the main rear garden, which enjoys a southerly aspect. A good-sized stone-paved patio provides a pleasant seating area, ideal for outdoor dining. Four further stone steps lead up to the principal garden, laid mainly to lawn and enclosed by stone walling and mature hedging. In one corner is a wooden pergola with a gravelled seating area beneath, perfectly positioned for a patio set and to enjoy the sunny outlook. Outbuildings The rear gardens also benefit from two stone-built outbuildings. The first is a detached workshop located within the upper boundary, measuring 3.15m x 1.96m. It benefits from both power and light, and features a window to one side, making it an ideal workshop or storage space. Adjoining the rear of the cottage is a versatile study/craft room measuring 4.60m x 1.39m. Finished with stone tiled flooring, and lit by inset spotlights, it includes a discreet corner wash hand basin with tiled splashback, fitted shelving and a desk positioned beneath a rear window overlooking the garden. A further side window looks onto the patio area.

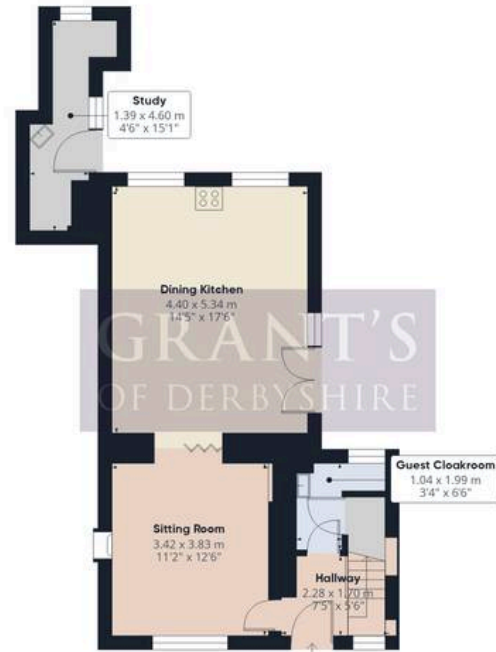
### **Front Garden**

The cottage occupies a slightly elevated position, set back from the Main Road. The forecourt patio garden is fully enclosed and attractively landscaped, featuring a cobbled seating area, raised beds and a slate-topped log store. An ideal space for outdoor dining or simply relaxing, enjoying the pleasant outlook over the fields opposite.

### **PARKING**

There is plenty of on-street parking available close to the cottage.





Floor 0 Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**

92.7 m<sup>2</sup>

997 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>

4 ft<sup>2</sup>

(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**



## GRANT'S OF DERBYSHIRE ESTATE AGENTS

21 ST. JOHN STREET, WIRKSWORTH - DE4 4DR

01629 823008

[INFO@GRANTSOFDERBYSHIRE.CO.UK](mailto:INFO@GRANTSOFDERBYSHIRE.CO.UK)

[WWW.GRANTSOFDERBYSHIRE.CO.UK/](http://WWW.GRANTSOFDERBYSHIRE.CO.UK/)

ALL MEASUREMENTS IN THESE DETAILS ARE APPROXIMATE. NONE OF THE FIXED APPLIANCES OR SERVICES HAVE BEEN TESTED AND NO WARRANTY CAN BE GIVEN AS TO THEIR CONDITION. THE DEEDS HAVE NOT BEEN INSPECTED BY THE WRITER 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.