



Moorfield House Moor Lane, Elton - DE4 2DA  
£389,995



## MOORFIELD HOUSE MOOR LANE

Elton, Matlock

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Off Street Parking
- Well Presented Throughout
- Gas Central Heating
- Two Reception Rooms
- Lots of Character & Original Features
- Three Bedroom Cottage
- Simply Must Be Viewed!
- South-Facing Cottage Garden
- No Upward Chain





### **The Location**

Elton is a small village situated in the southern part of the Peak District and the picturesque Derbyshire Dales. The village is located between the towns of Bakewell and Matlock. Elton is located close to the White Peak Walking Way and Chatsworth House and Haddon Hall are only a few minutes drive away, making Elton a popular destination for walkers, cyclists, tourists and holiday makers. The village has a church, village hall, primary school, pub and a sports and recreation field. A grocery shop and newsagents is located in the neighbouring village of Winster, one mile from Elton.

### **Ground Floor**

The property is entered via the ornate wrought iron gate which leads into the stone flagged foregarden where we find an open wooden porch with bespoke built wooden cupboards and postbox. The part-glazed panelled door leads into the

### **Entrance Hall**

With a ceramic tiled floor and having a pine panelled cupboard which has hooks for coats etc. Part glazed door leads into the

### **Dining Room**

13' 1" x 12' 10" (4.00m x 3.90m)

With wood effect flooring and double glazed windows to front and rear aspects providing a good level of natural light. There is a wood panelled wall, matching wall lights, a range of bespoke fitted cupboards providing a good level of storage for books etc. Useful understairs cupboard. Cottage door opens to reveal the staircase. There is an original cast iron range (in good working order) with oven compartment set on a quarry tiled hearth, providing a pleasing focal point. A cottage door leads through to the



## Kitchen

10' 0" x 9' 5" (3.06m x 2.88m)

With a ceramic tiled floor and a range of traditional wall, base and drawer units with wooden worktop over and inset ceramic sink. The walls between the base and wall units are clad in tongue and groove painted wooden panelling. There is an integrated extractor hood above the hob, which has a glass panel splashback. The current owner has a under counter freestanding dishwasher in situ and a large upright freestanding fridge/freezer. There is a large deep silled window to the front aspect, which fills the room with natural light and provides a pleasing view of the enclosed foregarden . A door opens to reveal the

## Utility & WC

9' 10" x 3' 1" (3.00m x 0.95m)

With a low flush WC and a pedestal sink. There is space and plumbing for a washing machine and other household appliances. Wall mounted shelving. The "Worcester" combination boiler provides the hot water and gas central heating for the home. From the entrance hall, the door on the left leads into the

## Sitting Room

12' 3" x 11' 3" (3.73m x 3.43m)

A light and airy, inviting reception room with windows to front and rear aspects providing a good level of natural light. There are exposed ceiling timbers, wood effect flooring and a stone fireplace housing the gas-powered, cast iron stove which provides a pleasing focal point. TV point. Multi-paned door leads out to the side garden.

## First Floor

The staircase rises to the first floor where we find a good sized landing with exposed ceiling timbers. There are two windows to the front aspect providing a good level of natural light. Starting at the far end of the landing, the cottage door leads into



### Bedroom One

13' 0" x 11' 4" (3.95m x 3.45m)

A good sized double bedroom with double glazed windows to front and side aspects providing a good level of natural light. There is a large fitted wardrobe with hanging rails and further storage. The Victorian fireplace is a beautiful feature in this principle bedroom.

### Bedroom Two

12' 11" x 9' 9" (3.93m x 2.96m)

There are two conservation windows to the rear aspect providing a good level of natural light. There is a large custom built-in wardrobe with hanging rails and ample storage. The sympathetically restored floor boards and fitted furniture really do compliment each other in this room.

### Bedroom Three

10' 0" x 6' 9" (3.04m x 2.07m)

An "L" shaped room, well lit by the conservation roof light and double glazed window to the side aspect. There is a useful fitted cupboard, which provides ample storage. This room makes a pleasant study for the current owners.

### Family Bathroom

10' 7" x 8' 11" (3.23m x 2.71m)

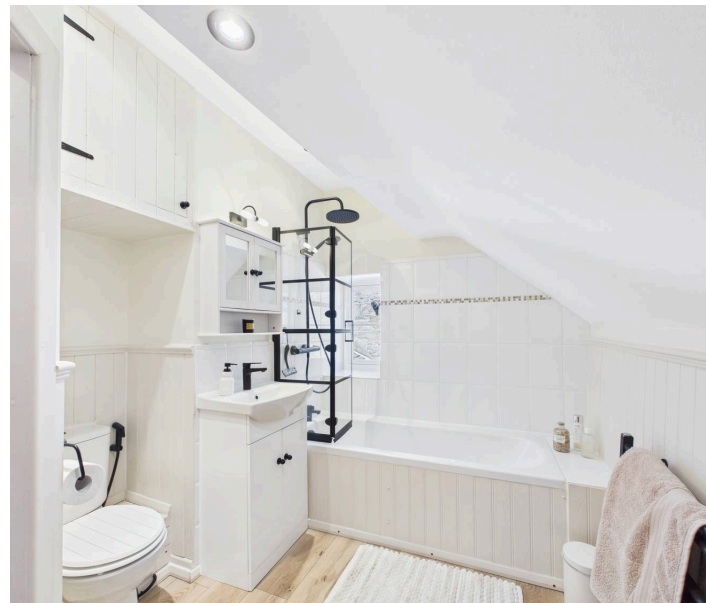
With a wood effect flooring, low flush WC, vanity wash basin with mixer tap over, high level storage cupboard and panelled bath with thermostatic shower fittings over. The fixtures and fittings in the bathroom are matt black, in keeping with the popular industrial trend. There is a deep silled, multi-paned window to the side aspect.

### Outside

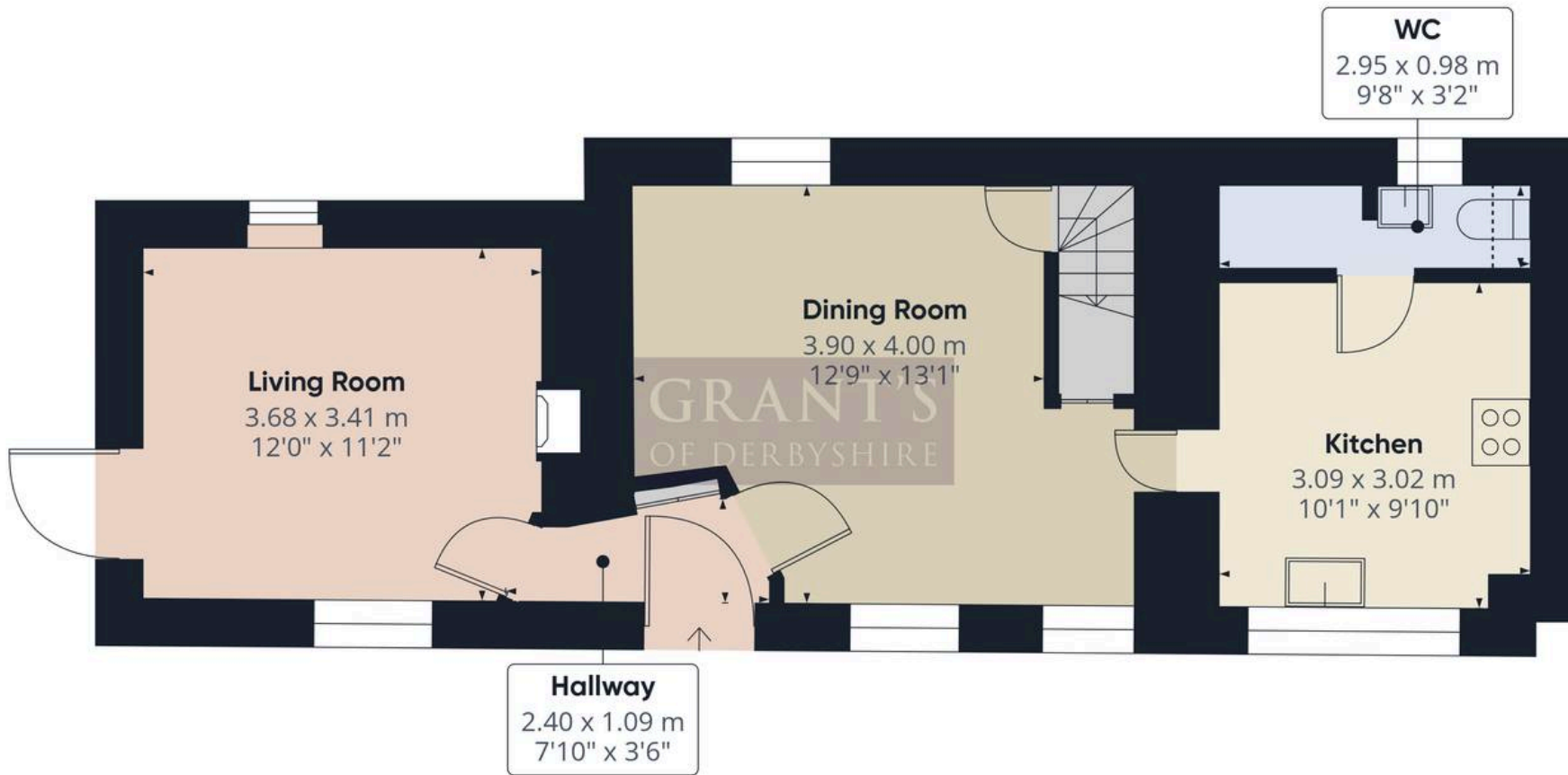
To the front of the property there is an enclosed foregarden having a variety of trees and plants. An ornate, individually crafted wooden gate leads into the south-facing cottage garden where there is a stone flagged seating area, ideal for warm weather dining. Stone steps lead up to the next level where we find an outbuilding, ideal for the storage of garden equipment and a pathway which winds around the garden in between raised beds having a variety of mature trees and plants. There is security lighting and external power. Directly across the road there is an enclosure which provides parking for one car, the location for discreet refuse bin storage and timber garden shed.

### Directional Notes

Continue out of Matlock along the A6 towards Bakewell. At Darley Dale take the B5057 signposted Wensley and Winster and follow the road over the river at Darley Bridge though the village of Wensley







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

44.7 m<sup>2</sup>

481 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 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**



**Floor 0**



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