BRICKS + MORTAR

The Town,
Carsington, DE4 4PX

This gorgeous stone-built detached cottage has modern interiors, driveway parking for two vehicles with EV charging point, huge dining patio and pretty gardens. Located on a quiet lane in this highly desirable village, the home has many dual aspect rooms so is flooded with natural light throughout.

Having been upgraded to a very high standard, the new enormous kitchen-diner is the star of the show and opens out onto the new, vastly-extended dining patio area. It's a wonderful space in which to gather with friends and family.

On the ground floor, the entrance hallway leads through to the study, utility room and kitchen-diner with separate doors into the sitting room, ground floor bedroom and WC. To the first floor are three double bedrooms (one en-suite) and an additional study. The driveway at the front is beside the pretty front garden, whilst the rear garden comprises the aforementioned dining patio and pretty upper garden with lawns and flower beds.

Carsington is a pretty 'chocolate box' village with primary school, the popular Miner's Arms pub and is within walking distance of Carsington Water and the 9 mile circular walk/cycle route around the reservoir. Nearby Wirksworth was named 'Sunday Times best place to live in Derbyshire 2025', whilst Ashbourne, Matlock and the delights of the Peak District are all within a short drive. The High Peak Trail runs just north of the village and offers off-road walking and cycling for 26 miles from Cromford up to Buxton. Derby city is within a 30 minute commute too.

- Immaculate 4 double bedroom family home
- Upgraded to a very high standard
- Two bathrooms and additional ground floor WC
- Driveway parking for 2 vehicles with EV charger
- Two dedicated study rooms and additional workspace
- Gorgeous, new kitchen-diner and separate utility room
- Large modern dining patio and pretty gardens
- Walking distance to school, pub and Carsington Water
- Sought-after village
- On quiet lane with farmland opposite

£700,000

The Town, , Carsington, DE4 4PX

Front of the home

Approached along a quiet lane, the gravel driveway has space for two vehicles to park, with a wall-mounted EV charging point on the left and tall hornbeam hedge on the right. A traditional dry stone wall forms the front boundary, with a lawn and flower beds above. This attractive stone-built double-fronted detached cottage has a tiled roof and brick chimney, with uPVC double glazing. A path leads from the driveway to the original front door and on round to the rear of the home. A high wall on the left of that path has well-stocked flower beds and a range of young and mature trees. The main entrance door into the home is now off the driveway into the entrance hallway.

Entrance Hallway

This spacious light hallway sets the tone for the rest of the home. Contemporary tile-effect flooring flows seamlessly into the WC on the left. There is a tall window on the right, with views to the dining patio, a radiator, ceiling light fitting and space for coats and boots. Three steps lead up to the main hallway, with bamboo flooring which flows through to the sitting room and Bedroom One (beneath the carpet in this room). This part of the hallway also has another ceiling light fitting, radiator and stairs up to the first floor, under-stairs cupboard and space beyond for a desk.

A door leads into the WC and part-glazed wooden doors open into the Study, Sitting Room and Bedroom One.

Study

14'1" x 9'8" (4.3 x 2.95)

This dual aspect room has windows facing east and west. With stylish modern decor, the room has LVT (luxury vinyl tile) flooring, recessed ceiling spotlights and a contemporary tall radiator. It's a versatile room with plenty of space for furniture. A door leads through to the inner hallway.

Inner Hallway

An external door leads to the side path which connects the front and rear gardens. This is another useful space to store coats and footwear after a hearty local walk. Open entrances lead into the utility room and kitchen-diner.

Utility Room

The L-shaped quartz worktop has space and plumbing beneath for a washing machine and tumble dryer, with shelving above. A tall window looks out to the rear garden and there is a vertical radiator and ceiling light fitted.

Kitchen-Diner

17'4" x 17'2" (5.3 x 5.25)

A spectacular room which is a great place for friends and family to gather. Light floods in from all directions with windows to the west and north and double French doors with full-height windows eastwards to the dining patio. The huge kitchen island dominates the room, with space for 5-6 stools below and three ceiling light fittings above. The expansive quartz worktop has an integral Zanussi four-ring induction hob, with cabinets, pan drawers and pull-out bin cupboard below. There are several power points at the far end too.

Opposite is another quartz worktop with inset Butler's sink with black mixer tap. Cabinets below include an AEG dishwasher and freezer. There is a tall household cupboard to the left, perfect for storing an ironing board, vacuum cleaner and more. The range of cabinets to the right include open shelving, chest-height Zanussi double oven and a full-height refrigerator. The kitchen also has a ceiling light fitting, extractor fan, two vertical radiators, recessed spotlights, LVT flooring and loft hatch.

The dining area has space for a 6-8 seater (or larger!) dining table, additional seating and enjoys great views out to the dining patio and rear garden.

Sitting Room

17'4" x 11'5" (5.3 x 3.5)

With bamboo flooring, this elegant room has a chimney breast with inset feature electric fire. A fully glazed door with full-height window beside opens out to the side path, whilst two other windows make this another triple aspect room. There is an oak ceiling beam, two radiators and wall lights.

Bedroom One

15'7" x 8'2" (4.75 x 2.5)

A spacious double on the ground floor, this carpeted bedroom has a radiator, recessed ceiling spotlights and lovely views to the farmland opposite.

Ground Floor WC

5'6" x 4'5" (1.7 x 1.35)

With tile-effect laminate flooring, ceiling light fitting, window and loft hatch, this room also has a slate grey heated towel rail, ceramic pedestal sink and ceramic WC.

Stairs to first floor landing
Carpeted stairs with a contemporary banister on the right and handrail on the left lead up to the galleried landing. The landing is carpeted and has a ceiling light fitting and loft hatch overhead. Doors lead into three double bedrooms, the study and main bathroom.

Bedroom Two
10'9" x 9'2" (3.3 x 2.8)
This good-sized dual aspect double bedroom is carpeted and has a radiator, ceiling light fitting and airing cupboard. There are great views through one window over rooftops to the hillside beyond - and to farmland through the other window.

Bedroom Three
11'5" x 11'5" (3.5 x 3.5)
The master bedroom is carpeted and has a radiator, ceiling light fitting and plenty of space for a double bedroom and furniture. Another dual aspect room with two windows, the room also has a curtained entrance into the en-suite shower room.

En-Suite Shower Room
5'4" x 4'7" (1.65 x 1.4)
The sleek stylish room has a walk-in shower with reinforced glass screen and mains-fed shower with monsoon shower head. There is a wall-mounted ceramic sink with chrome mixer tap, ceramic WC, extractor fan and frosted double glazed window. Thee room also has recessed ceiling spotlights, floor-to-ceiling tiled walls and slate grey heated towel rail.

Bathroom
6'4" x 5'6" (1.95 x 1.7)
The bath has a heritage-style chrome mixer tap with shower attachment above. We love the art deco shower screen. There is a ceramic pedestal sink with chrome taps, ceramic WC, frosted double glazed window and slate grey heated towel rail. There are tiled walls, modern tile-effect flooring, a ceiling light fitting and wall light.

Bedroom Four
10'9" x 9'10" (3.3 x 3)
Yet another dual aspect double bedroom, this room has views of the pretty front garden. It is carpeted and has two radiators and a ceiling light fitting.

Study
This bespoke study is carpeted and has a radiator, recessed ceiling spotlights and window with views to the countryside in the distance.

Rear Garden
The stunning rear garden has been developed by the current owners and includes a large modern patio with lots of space for seating, dining, a hot tub and play area. The elevated seating area which is currently beneath a gazebo has views directly across to the open farmland immediately across the road. This modern space was previously part of the driveway and you may choose to reinstate it as an extended driveway to create parking for more vehicles should you need it.

A lawn slopes gently up to a flatter raised lawn, with space for a goal, trampoline and more...and this lawn curves all the way round to the side path with pretty flower beds bursting with colour. There is hard standing for a shed and outdoor storage, with the large shed at the top end of the garden being included in the sale.

On the external wall of the house are lights, power points and an outside tap. The patio is bordered by a high stone wall with modern flower bed by the patio, whilst a picket fence and hedges form the side and end boundaries. The propane LPG gas cylinder is situated behind a timber fence.

Disclaimer
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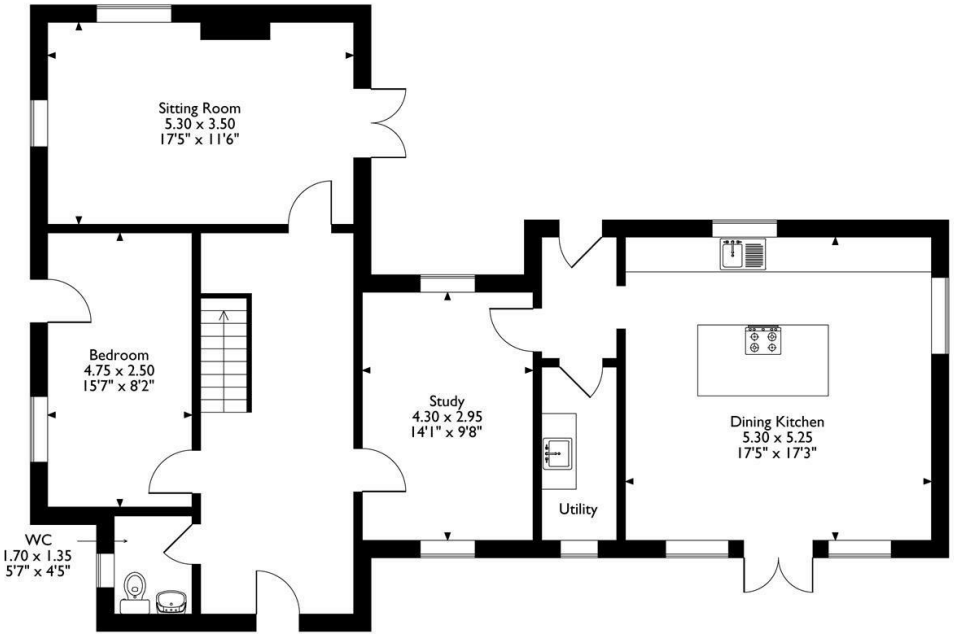
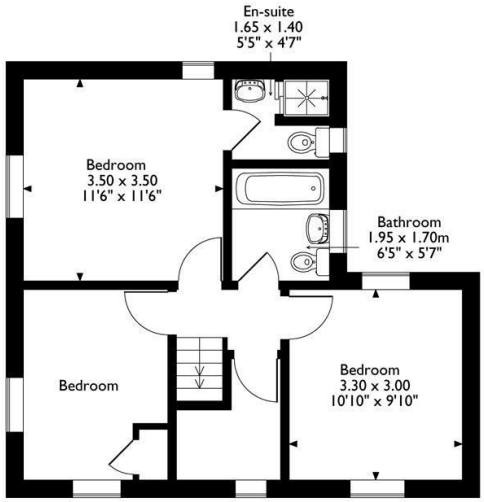
May Cottage
Approximate Gross Internal Area
146 Sq M / 1572 Sq Ft



Ground Floor



First Floor

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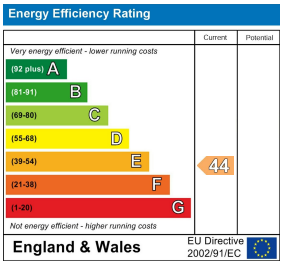

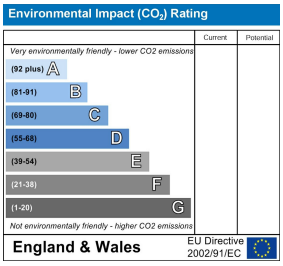

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315