

**Sally Botham**  
ESTATES

The Square, Main Road, Wensley, Matlock.

£490,000



**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

A characterful stone built period cottage style family home with 3 double bedrooms, family bathroom, cloakroom plus ground floor shower room, sitting room with log burning stove, dining room and spacious breakfast kitchen. Ample driveway parking, garden and large timber shed. Sought after Peak District village location surrounded by open countryside.

### **SPADALE HOUSE, Wensley**

An attractive period cottage style property located at the centre of the popular village of Wensley, built in stone under a traditional slate roof with capped gables, dressed stone quoins and mullioned windows. With accommodation offering: three double bedrooms, family bathroom, additional WC and basin, spacious sitting room with a log-burning stove, dining room, good-sized breakfast kitchen, and ground-floor shower room. There is a delightful rear garden, and ample off-road parking.

Wensley is an attractive village set on a hillside overlooking the Derwent Valley, surrounded by open countryside, in the Peak District National Park. There are excellent local amenities at nearby Darley Dale (1.6 miles) and the towns of Matlock (3.9 miles) and Bakewell (7.2 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham, and Derby.

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

**ENTRANCE PORCH** Having a side-aspect double-glazed window overlooking the driveway and parking. The porch has stone flags to the floor, and houses the Worcester gas-fired boiler, which provides hot water and central heating to the property. A glazed door with leaded panels leads to:

**RECEPTION HALLWAY** Having a staircase rising to the upper-floor accommodation, central heating radiator with thermostatic valve, useful under-stairs storage space, and telephone point. A door opening leads to:

**BREAKFAST KITCHEN** An exceptionally spacious room with dual-aspect UPVC double-glazed windows enjoying views over the garden and the village to the open countryside beyond. A half-glazed entrance door opens onto the garden. The room has exposed beams to the ceiling, ceramic tiles to the floor, and a good range of shaker-style units set beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a stainless sink with Quooker boiling water tap. There is a four-ring Neff induction hob, over which is an extractor canopy vented to the outside. The worksurface returns to form a peninsular room divide and breakfast bar with storage cupboards beneath. There are deep pan drawers and a larder cupboard. There is a mid-level fan-assisted electric oven with a hideaway door, and an integral 12-place-setting CDA dishwasher. There is space and connection for a fridge-freezer and concealed within a cupboard is space and connection for a washing machine. The room has a central heating radiator and downlight spotlights.

From the hallway, steps rise to:





**DINING ROOM** With dual-aspect double-glazed windows, the front-aspect window having a window seat and enjoying views over the village square. There is a feature fire opening, creating a display niche. The room has exposed beams to the ceiling, a display niche with fitted shelving, and a borrowed-light window to the sitting room. There is a central heating radiator with thermostatic valve. A bi-fold glazed door leads to:

**SITTING ROOM** With front-aspect double-glazed windows, again with a window seat. A stable-style glazed entrance door opens onto the front of the property. The room has exposed beams to ceiling, and a fine feature fire opening with a dressed stone surround and heavy stone corbelled lintel, housing a Clearview multi-fuel stove. There is an illuminated display niche, central heating radiator, and wall lamp points.

From the hallway, a door leads to:

**GROUND-FLOOR SHOWER ROOM** Having a tiled floor and suite with: shower cubicle with Mira Sport electric shower; close-coupled WC; and wash hand basin. There is a central heating radiator with thermostatic valve, and an extractor fan.

From the hallway, a staircase with turned spindles and newels rises to:

**FIRST-FLOOR LANDING** An L-shaped split-level landing with a side-aspect double-glazed window with views over the open countryside that surrounds the village. The landing has a central heating radiator with thermostatic valve, loft access hatch, and a Velux rooflight window, flooding the area with natural light. Panelled doors open to:

**BEDROOM ONE** With two pairs of double-glazed windows overlooking the village square. The room is illuminated by downlight spotlights. There are central heating radiators with thermostatic valves, and a range of built-in storage cupboards with hanging rails and shelving.

**BEDROOM TWO** Again with front-aspect double-glazed windows. The room has a good range of built-in furniture, including: wardrobes providing hanging space and storage shelving; open-display shelves; and a study-work area with knee-hole space and drawers. The room has a central heating radiator with thermostatic valve.

**FAMILY BATHROOM** Having a side-aspect double-glazed window with obscured glass. The room is partially tiled and has a suite with: panelled bath with newly-fitted Mira Sport electric shower over and glass shower screen; contemporary wash hand basin set upon a wash stand, with an illuminated mirror and shaver point over; heated towel rail and dual-flush close-coupled WC. A door opens to an airing cupboard, housing the hot water cylinder, and having slatted linen storage shelving.

**BEDROOM THREE** A spacious bedroom with dual-aspect windows enjoying superb far-reaching views over the village and to the open countryside that surrounds the area. The room has central heating radiators with thermostatic valves, and recently-fitted built-in wardrobes, providing hanging space and shelving. There is a central heating radiator.

**ADJACENT CLOAKROOM** Having corner dual-flush WC and pedestal wash hand basin with tile splashback. The room has a chrome-finished ladder-style towel radiator and an extractor fan.



**OUTSIDE** To the side of the property is a gravelled parking space for several vehicles, and a flagged terrace giving access to the entrance door. To the rear of the property is an area of garden with a lawn, borders and stocked with ornamental shrubs. Beyond the lawn is a flagged seating area. Within the garden there is a large storage shed with power, lighting, and a covered drying veranda. The property has outside lighting on PIR sensors and outside power supplies.

### **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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

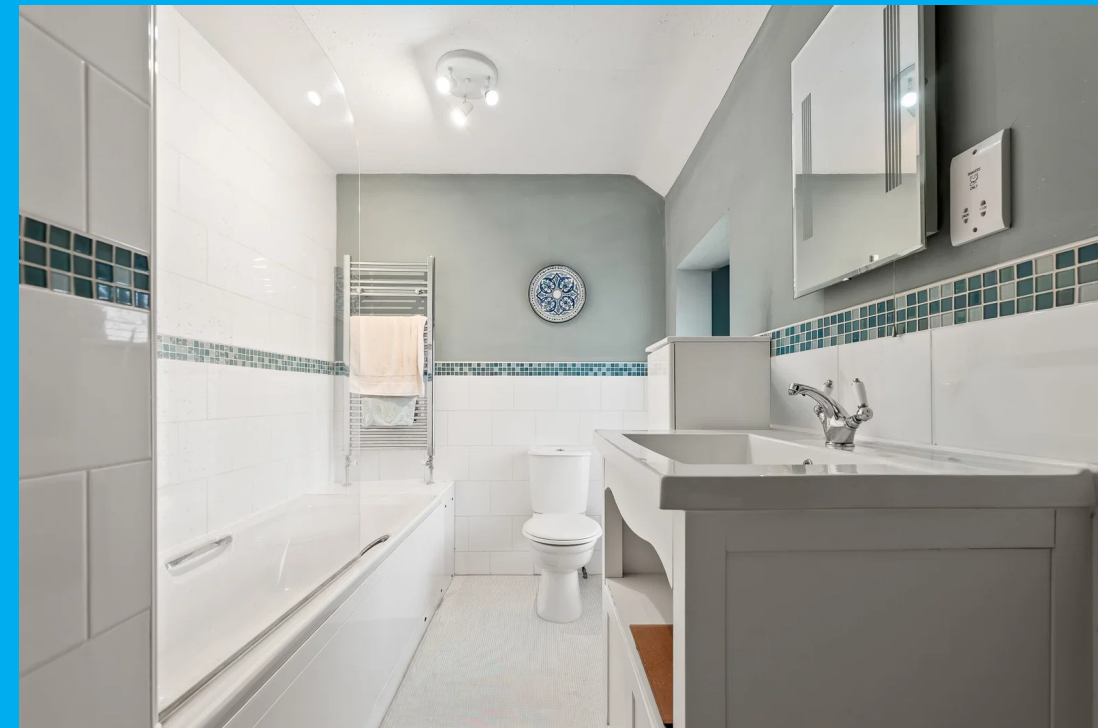
**COUNCIL TAX BAND** (Correct at time of publication) 'D'

### **DIRECTIONS**

Leaving Matlock along the A6 towards Bakewell, upon reaching Darley Dale turn left along the B5057 sign posted Wensley, after crossing the river follow the road up the hill to Wensley Village. Turn left into the Square where the property can be found on the left-hand side.

### **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.



# Spadale House, DE4

## DETAILS

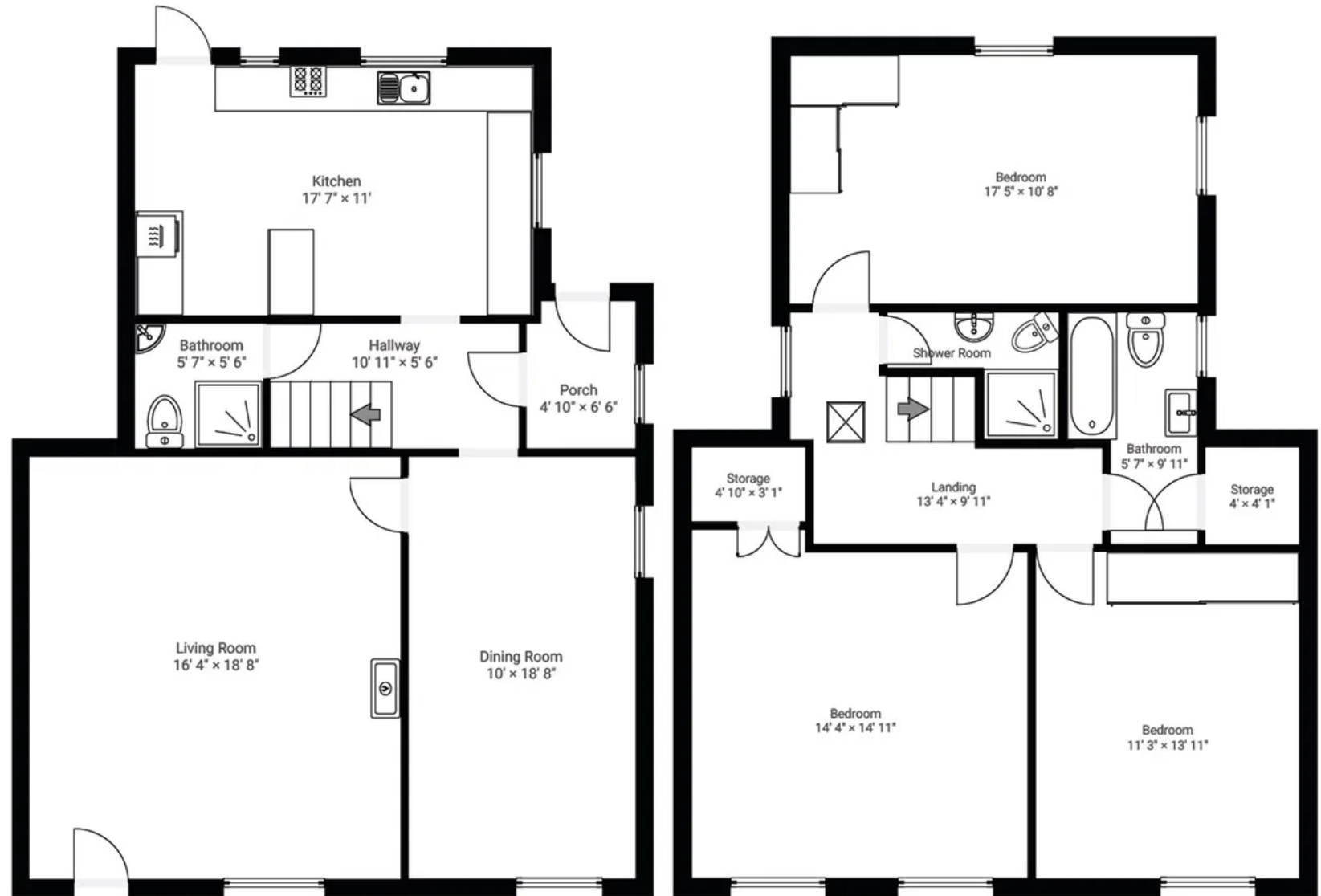
Total area: 1540.57 sq ft

### ▼ Ground Floor

TOTAL AREA: 804.89 sq ft

### ▼ 1st Floor

TOTAL AREA: 735.67 sq ft



This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC





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