

Sally Botham
ESTATES

THATCH COTTAGE

Main Road, Wensley, DE4 2LJ

£325,000

MOSS


CLICK HERE TO VIEW
THE VIDEO TOUR












DERBYSHIRE
DERBYSHIRE



A superbly presented characterful period cottage, ideally located in the popular village of Wensley. This extended stone-built semi-detached property has the benefit of an outbuilding / annex, ideal for a variety of uses. The accommodation offers: two double bedrooms; en suite; family shower room; spacious living room; and dining kitchen. There are delightful gardens to the front of the property and a rear courtyard garden, enjoying views over the open countryside. The out building has a ground floor kitchenette and shower room and first floor room currently used as an occasional bedroom.

Wensley is an attractive village set on a hillside overlooking the Derwent Valley, surrounded by open countryside, on the edge of 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 UPVC entrance door, which opens to:

ENTRANCE PORCH
Having side-aspect windows set upon dwarf walls, coat hanging space, and a pair of half-glazed entrance doors opening to:

SITTING ROOM
With front-aspect UPVC double-glazed windows overlooking the garden, and a pair of double-glazed patio doors opening onto the courtyard garden to the rear and enjoying views to the wooded hills. The room has polished light oak flooring, an original exposed beam to the ceiling, and a fine feature fireplace with a dressed stone surround and corbelled lintel and raised hearth, housing a living-flame gas stove. A staircase rises to the upper floor accommodation, with a useful under-stairs storage cupboard. A further batten door opens to a built-in cupboard with fitted shelving. The room has a central heating radiator with a thermostatic valve, television aerial point, and BT Master Socket with broadband facility. A batten door with thumb-latch leads to:

DINING KITCHEN
A spacious room with dual-aspect UPVC double-glazed windows enjoying the delightful views afforded by the property. The room has a good range of units in a light-wood finish, with cupboards and drawers beneath a roll-edged worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. A further timber worksurface with a tile splashback has an inset Stoves four-burner gas hob, over which is an extractor fan. There is an under-mounted porcelain sink. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is space and connection for an automatic washing machine and dishwasher. The room has an integral microwave, and ample space for a family dining table. There is a central heating radiator with thermostatic valve. Sited within the room is a Baxi combination gas-fired boiler, which provides hot water and central heating to the property.

From the sitting room, a quarter-turn staircase rises to:

FIRST FLOOR LANDING
Having a rear-aspect UPVC double-glazed window, built-in storage cupboard with hanging rail and shelving, and batten doors with thumb-latches opening to:

BEDROOM ONE
With rear-aspect double-glazed windows enjoying superb views over the surrounding properties, to the wooded hills and open countryside that surrounds the village. The room has light oak flooring, a central heating radiator with thermostatic valve, downlight spotlights, and a batten door with Suffolk thumb-latch opening to:

EN SUITE
Having a front-aspect double-glazed window, and suite with: panelled bath with mixer shower over and glass shower screen; pedestal wash hand basin; and close-coupled WC with matching bidet. There is a central heating radiator with thermostatic valve, a wall-mounted towel heater, and an extractor fan. The room is illuminated by downlight spotlights.

BEDROOM TWO
Having front-aspect double-glazed windows overlooking the garden and with views to the open countryside. The room has an original exposed roof purlin, and a central heating radiator with thermostatic valve.

FAMILY SHOWER ROOM
With a front-aspect UPVC double-glazed window, original exposed beam to the ceiling, and suite with: tiled shower cubicle with mixer shower; pedestal wash hand basin; and close-coupled WC. There is a central heating radiator and a shaver point

OUTSIDE
The property is approached via a stepped pathway, which rises to an area of garden, having lawns and sculpted borders, well-stocked with a good variety of ornamental shrubs and flowering plants. Accessed from the garden is:

OUTBUILDING/ANNEX
A two-storey stone building, having a half-glazed entrance door opening to:

KITCHENETTE
With a range of storage cupboards and drawers, set beneath a worksurface with an inset stainless sink with mixer tap. There are wall-mounted storage cupboards, central heating radiator with thermostatic valve, an integral fridge, and space for further white goods. A contemporary oak panelled door opens to:

SHOWER ROOM
Having a quadrant shower cubicle with a Mira Jump electric shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

A staircase rises to:

UPPER FLOOR ROOM
Having a front-aspect double-glazed window and a half-glazed entrance door opening onto the gardens to the front of the property. The room has exposed polished pine floorboards, and central heating radiator with thermostatic valve.
The annex is ideal as occasional guest accommodation / hobby room / work-from-home space, etc.

OUTSIDE (cont)
To the rear of the property is a delightful enclosed courtyard garden with a flagged terrace, enjoying superb views over the village and the open countryside. Within the rear courtyard, there is a timber garden shed, and a garden storage locker.

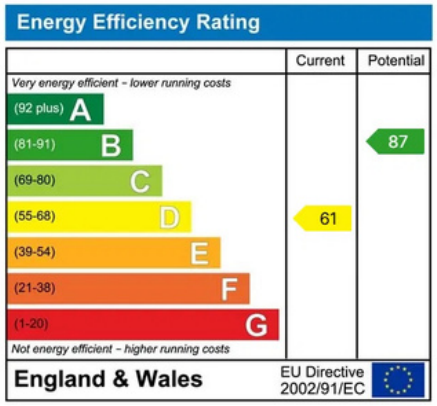
SERVICES AND GENERAL INFORMATION
All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'C'

DIRECTIONS
Leaving Matlock along the A6 towards Bakewell: upon reaching Darley Dale, turn left along the B5057 signposted Wensley. After crossing the river, follow the road up the hill to Wensley Village, where the property can be found on the left-hand side shortly after the village square.







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.

Thatch Cottage, DE4

DETAILS
Total area: 792.64 sq ft

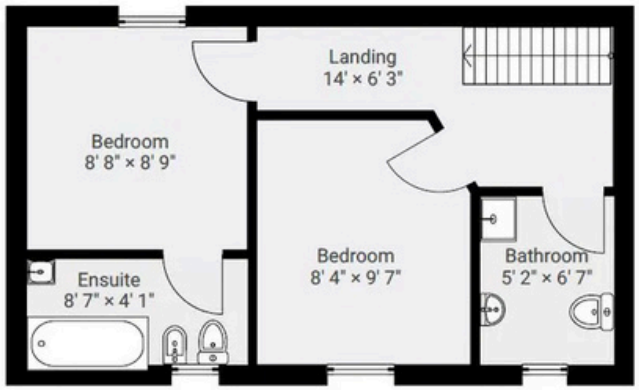
▼ Ground Floor

TOTAL AREA: 397.04 sq ft



▼ 1st Floor

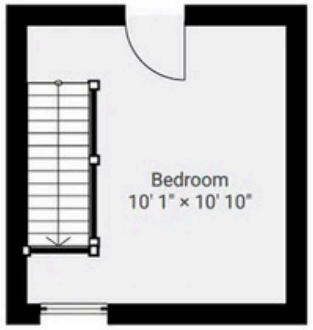
TOTAL AREA: 395.60 sq ft



(Annex)



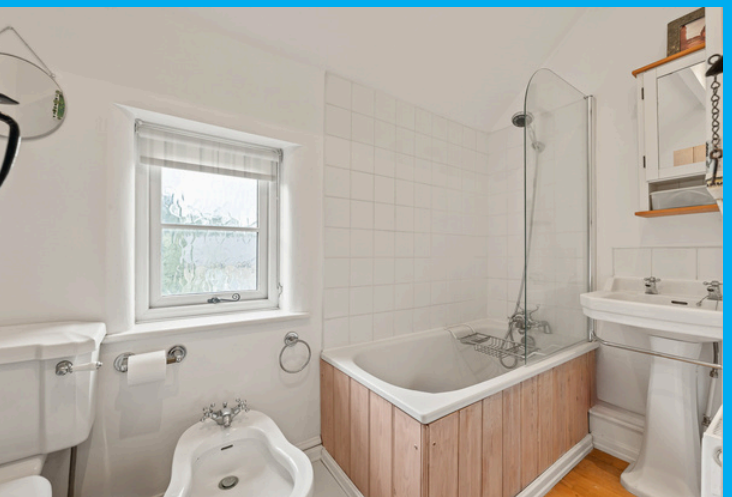
(Annex)

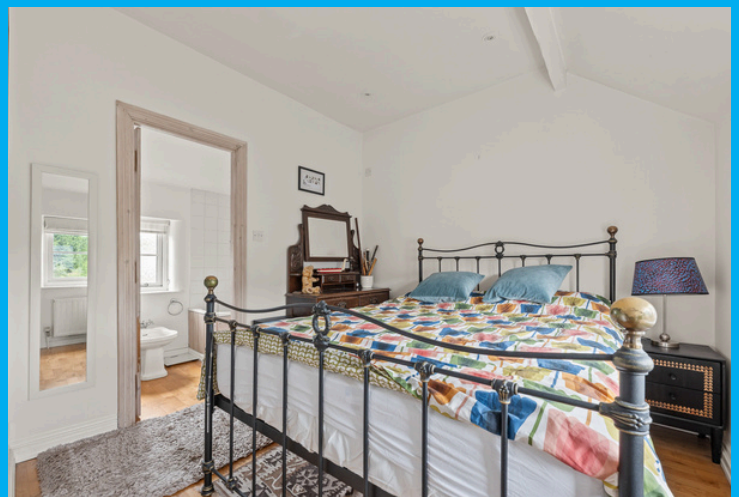


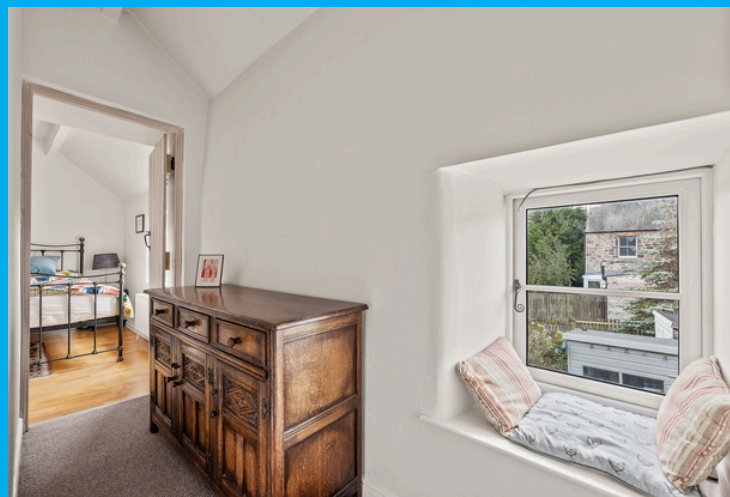
This floorplan is provided without any warranty. The actual size of dimensions may vary and this floorplan is intended for illustrative purposes only.











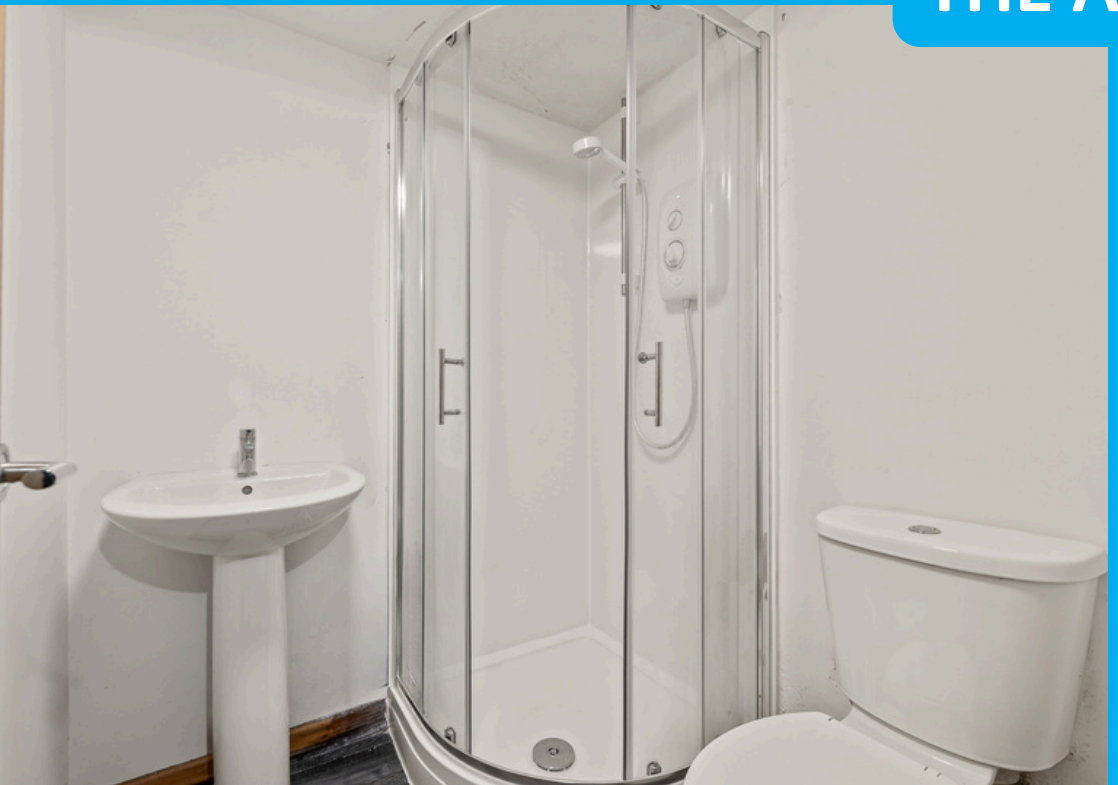


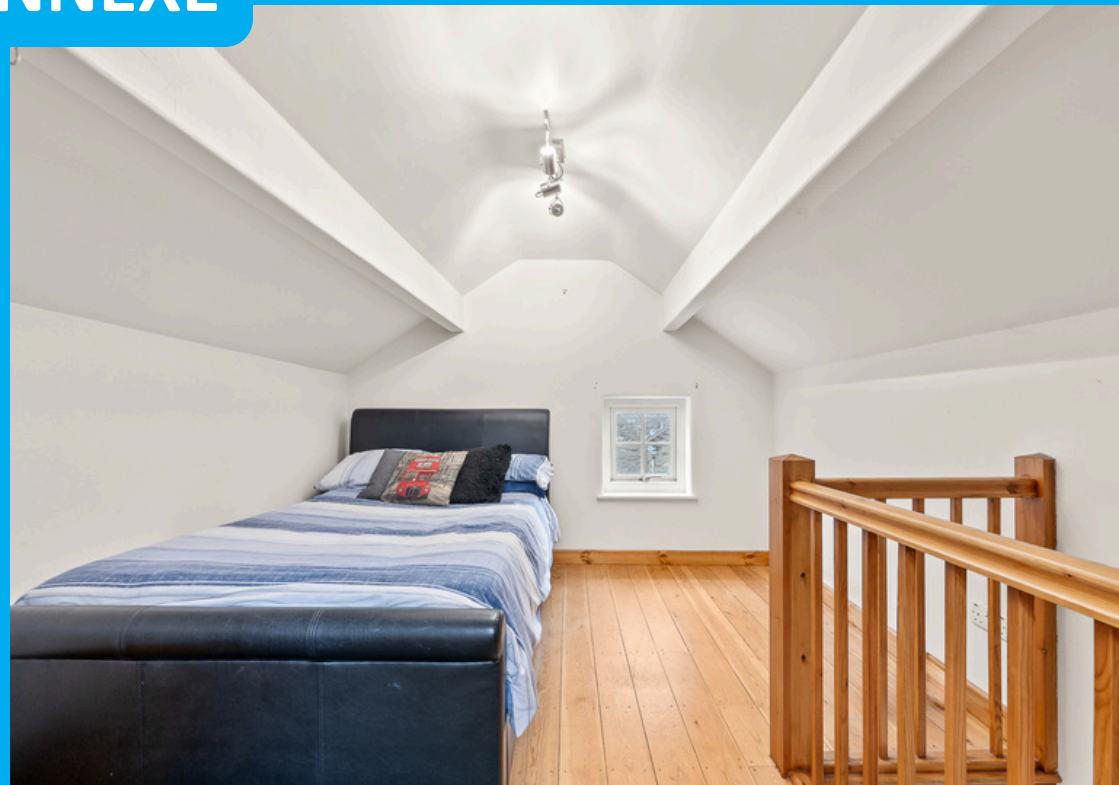






THE ANNEXE







enquiries@sallybotham.co.uk
01629 760899