



Sally Botham
ESTATES

OVERBRIDGE COTTAGE
Moor End, Beeley, DE4 2NR
£850,000









An exceptionally spacious, detached, stone-built bungalow located in the idyllic historic village of Beeley, part of the Chatsworth Estates. The spacious accommodation offers: four bedrooms, main en suite, family bathroom, dining kitchen, and generous open plan dining lounge. There are gardens surrounding the property, two driveways providing parking, and double undercroft garaging.

Beeley village sits on the edge of the Chatsworth Estate below Beeley Moor and within easy reach of the towns of Bakewell, Matlock, and Chesterfield. This picturesque village comprises mainly estate cottages and a few privately-owned houses clustered around pretty winding streets, surrounded by beautiful countryside. There is a pub and a church, and the village is within catchment of the highly regarded Lady Manners School. There is a regular bus service to Matlock, Bakewell, and Sheffield.

Entering the property via a panelled entrance door, which opens to:

RECEPTION HALLWAY

An L-shaped hallway having polished beach strip flooring, a feature exposed stone wall, and a glazed entrance door with sidelight windows opening onto the terrace and gardens to the rear of the property. There are built-in storage cupboards with hanging rails and slatted linen storage shelving. A pair of oak panelled doors lead to:

SITTING DINING ROOM

A delightfully spacious room open to the apex of the roof with a pine clad ceiling. The sitting area of the room has UPVC double-glazed windows overlooking the gardens and sliding patio doors opening onto the flagged terrace. There is a feature fireplace set within a stone chimney piece with a raised hearth housing of a living-flame gas stove. The room is illuminated by wall and centre light points and there is a television aerial point with satellite facility. The dining area of the room has side-aspect double-glazed windows with stone mullions enjoying views over the wooded hills and open countryside that surround the village. There is a central heating radiator with thermostatic valve, and a BT Open Reach point with fibre broadband facility. An oak panelled door leads to:

DINING KITCHEN

Having double-glazed windows to three aspects with pleasant views over the surrounding properties to the open countryside beyond. The kitchen is fitted with a

good range of light oak units, with cupboards and drawers beneath a granite-effect worksurface with a tile splashback. There are wall-mounted storage cupboards with under-cabinet lighting. The worksurface returns to form a peninsula room divide, and set within the worksurface is a stainless sink with mixer tap and a four-burner gas hob, over which is an extractor canopy. Beneath the worksurface, there is space and connection for an automatic washing machine and dishwasher. Fitted within the kitchen is a Bosch eye-level fan-assisted electric oven. There is space for a fridge-freezer. The dining area of the room has central heating radiators with thermostatic valves, space for a family dining table, and doors opening to: an airing cupboard with a slatted linen storage shelving housing the heating controls; pantry with fitted shelving and a light.

From the dining kitchen, an oak panelled door leads back to the reception hallway where further doors open to:

CLOAK ROOM

Having a front-aspect UPVC double-glazed window with obscured glass, and suite with close-coupled WC and pedestal wash hand basin. The room has a shaver light point and central heating radiator with thermostatic valve. There is coat hanging space and louver doors opening to a large storage cupboard with hanging rails, slatted shelving, and fitted radiator.

An oak panelled door opens to:

INNER HALLWAY

An L-shaped hallway with double-glazed windows overlooking the gardens. Oak panelled doors open to:

BEDROOM ONE

A spacious double room with rear-aspect double-glazed windows and a range of fitted wardrobes providing hanging space, shelving, and drawers. There are matching bedside cabinets, central heating radiator with thermostatic valve, and a panelled door opening to:

EN SUITE

Being half-tiled with a ceramic tile floor and having a window with obscured glass. Suite with: tiled shower cubicle with Mira Sport electric shower; pedestal wash hand

basin; close-coupled WC. There is a chrome-finished ladder-style towel radiator, shaver light, and extractor fan.

Within the entrance to the bedroom, there are further sliding-front wardrobes with hanging rails and shelving.

BEDROOM TWO

Having UPVC double-glazed windows overlooking the terrace and gardens to the rear of the property. There are a good range of built-in wardrobes providing hanging space, storage shelving, and storage drawers. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM

Being partially-tiled with a ceramic tile floor and having a side-aspect window with obscured glass. Suite with: panelled bath with a Mira Sport electric shower over; pedestal wash hand basin; and close-coupled WC. There is a chrome-finished ladder-style towel radiator, shaver point, and extractor fan. An access hatch opens to the loft space.

BEDROOM THREE

Having a pair of front-aspect UPVC double-glazed windows with views to the wooded hills that surround the village. The room has a central heating radiator with thermostatic valve.

BEDROOM FOUR

Currently used as a study and having a front-aspect double-glazed window with similar views to bedroom three. The room has a central heating radiator with thermostatic valve, and a range of open-display shelves. There is an over-bed reading light, and a built-in cupboard with hanging rail and shelving.

OUTSIDE

The property is approached via a quiet no-through-road access lane. To the front of the property, a block-paved driveway provides two parking spaces and gives access to the undercroft garage. From the driveway, steps rise to a block-paved terrace with the second driveway providing ample off-road parking for several vehicles. There are low-

maintenance slate chip borders interspersed with mature ornamental shrubs and trees. From the terrace, a flagged pathway leads to the entrance door. To the side of the property is an area of garden laid to lawn, with a pathway leading to an area of rear garden, which backs onto open fields. Immediately to the rear of the property are flagged patios where a door opens from the entrance hallway. There are borders stocked with ornamental shrubs and flowering plants. To the far side of the property is a further yard area with a timber garden shed. The property has outside lighting and water supplies.

GARAGE

A double undercroft garage with electrically-operated roller shutter vehicular-access doors, power, and lighting. Sited in the garage is a Worcester gas-fired boiler which provides hot water and central heating to the property.

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) 'G'

DIRECTIONS

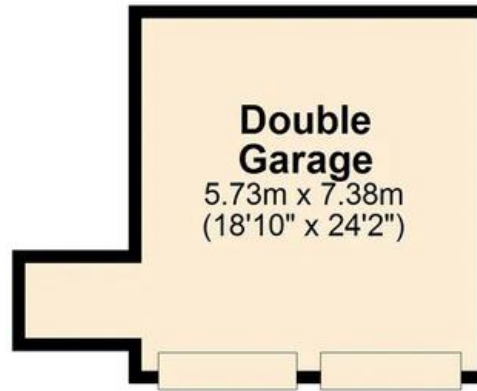
Leaving Matlock along the A6 towards Bakewell: after approximately 4.5 miles in the village of Rowsley, turn right along the B6012 signposted Beeley and Chatsworth. After approximately 1 mile as the road bends sharply to the left, turn right and immediately left into Beeley village. Take the left fork into Chapel Hill, the right at the grass triangle along School Lane, then take the second right turn over the bridge where the property can be found on the right-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.

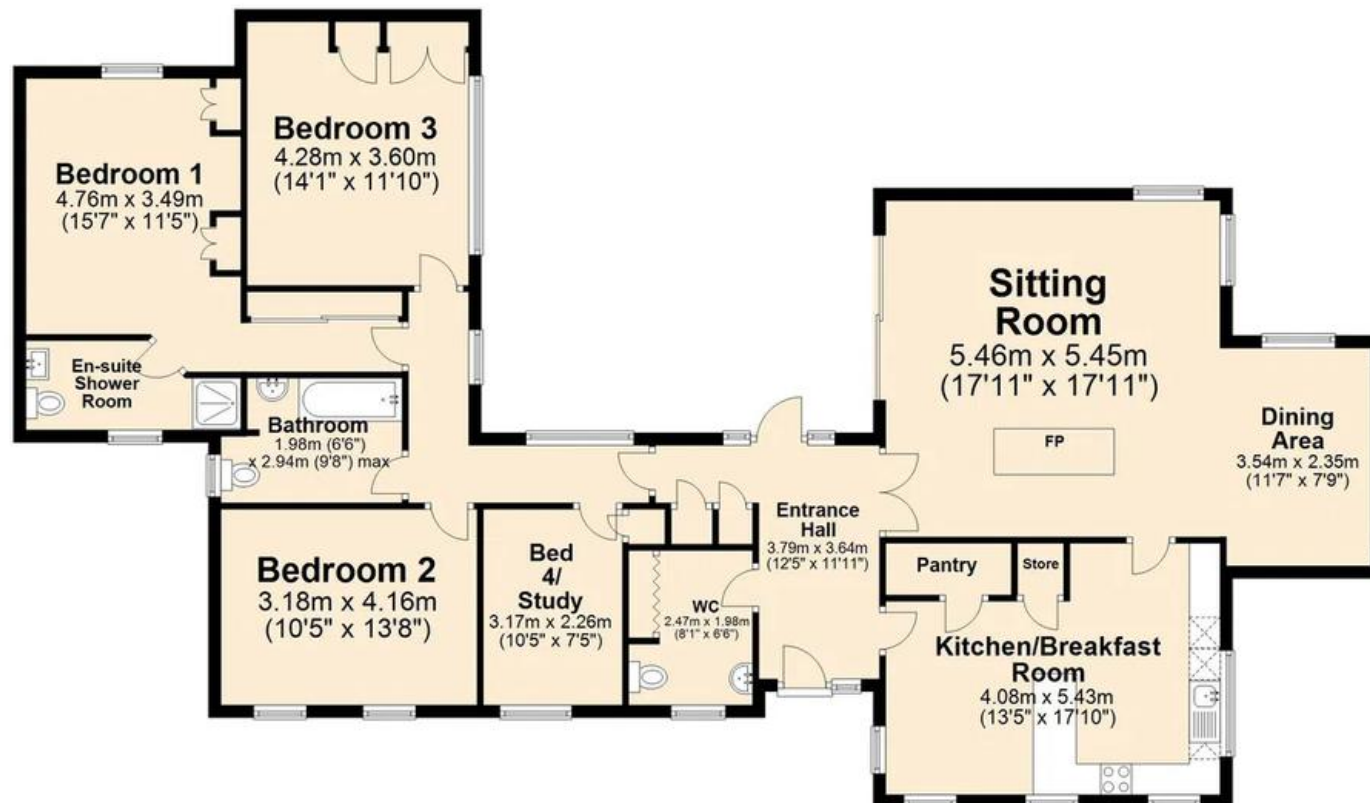
Basement

Approx. 33.7 sq. metres (362.9 sq. feet)



Ground Floor

Approx. 150.7 sq. metres (1621.8 sq. feet)



Total area: approx. 184.4 sq. metres (1984.7 sq. feet)


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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