



**Sally Botham**  
ESTATES



## **KILN COTTAGE**

**The Miers, Birchover, DE4 2BQ**

**£325,000**

Built in natural stone and situated in a delightful position with commanding views over open Derbyshire countryside, this property is located within easy reach of the centre of the popular village of Birchover. The accommodation offers: two bedrooms; family bathroom; spacious sitting room with log-burning stove; dining hallway; breakfast kitchen; ground-floor shower room; store room; boot room / study with storage loft over. There is driveway parking and a garage, and the property has a recently-fitted air source heat pump.

Birchover is an attractive village nestling in the Derbyshire hills within the Peak District National Park. The village has two public houses and retains its traditional village character. There are fine views and walks around the area, and easy access to the nearby towns of Matlock (5.6 miles) and Bakewell (5 miles). The village lies within the catchment of the highly regarded Stanton in Peak Primary School and Lady Manners School, and is within commuting distance of Derby, Nottingham, Sheffield, and Manchester.

01629 760899  
[sallybotham.co.uk](http://sallybotham.co.uk)



Entering the property via a double-glazed aluminium entrance door, which opens to:

### **RECEPTION HALLWAY**

Having a front-aspect double-glazed window, staircase rising to the upper-floor accommodation, a feature exposed-stone wall, and a pair of glazed doors leading to:

### **SITTING ROOM**

With front-aspect double-glazed windows enjoying commanding views over the open countryside that surrounds the village. The room has a feature fireplace with a natural stone chimney piece, with a side television plinth, and display niche. The fire opening houses a multi-fuel stove. The room has a central heating radiator with thermostatic valve, wall lamp points, downlight spotlights, and a television aerial point.



### **BREAKFAST KITCHEN**

With front-aspect double-glazed windows with views over the open fields. The kitchen is fitted with a range of units in a light oak finish, with cupboards and drawers beneath a roll-edge worksurface with a tile splashback. There are open display shelves, a stainless sink unit with mixer tap, and space and connection for a freestanding electric cooker. Beneath the worksurface, there is space and connection for an automatic washing machine and an under-counter fridge. The room is illuminated by downlight spotlights, and there is space for a breakfast table. A door leads to:



### **STORE ROOM**

Having a pair of batten doors opening onto the front of the property. There are fitted storage shelves, power, and lighting. A half-glazed door leads to:

### **BOOT ROOM / STUDY / OCCASIONAL BEDROOM**

Having a side-aspect double-glazed window. An alternating tread staircase rises to:

### **BOARDED STORAGE LOFT**

With dual-aspect Velux rooflight windows, pine clad ceiling, and built-in eaves storage cupboards.

From the hallway, a panelled door opens to:

### **GROUND-FLOOR SHOWER ROOM**

Being partially tiled and having a rear aspect Velux rooflight window. Suite with: shower cubicle with Triton electric shower; wall hung wash hand basin; and low level flush WC. There is an electric towel radiator, central heating radiator, and downlight spotlights.

From the hallway, an open-tread staircase rises to:



## FIRST-FLOOR LANDING

Having a rear-aspect Velux rooflight window, central heating radiator, and hardwood doors with glazed fanlights open to:

## BEDROOM ONE

Having dual-aspect double-glazed windows, the front window having a commanding view over the wooded hills and open Peak District countryside. The room has a further Velux rooflight window, flooding the room with natural light. There are built-in storage cupboards, and a worksurface with an inset porcelain wash hand basin, having an illuminated mirror over, along with storage drawers, cupboards, and open-display shelves beneath. The room has a central heating radiator and a telephone point with broadband facility.



## BEDROOM TWO

Again, with front-aspect double-glazed windows, having similar views to bedroom one. There is a curtain-fronted wardrobe with hanging space and shelving, a worksurface with storage beneath, and a central heating radiator.



## FAMILY BATHROOM

Being fully tiled and having a side aspect double-glazed window with obscured glass. Suite with: panelled bath with mixer taps and handheld shower spray; pedestal wash hand basin; and close-coupled WC. There is a chrome-finished ladder-style towel radiator, illuminated mirror, shaver point, and airing cupboard with slatted linen storage shelving.



## OUTSIDE

To the front of the property is a flagged forecourt, to the side of which a gravel driveway provides off-road parking and gives access to the garage.

## GARAGE

Having an electrically-operated up-and-over vehicular-access-door, power, water supply, and lighting. Sited within the garage are the hot water cylinder and controls for the ground-source heat pump, which provides hot water and central heating to the property.



SERVICES AND GENERAL INFORMATION

- Mains electricity, water and drainage are connected to the property. Heating is via an air-source heat pump.
- 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)

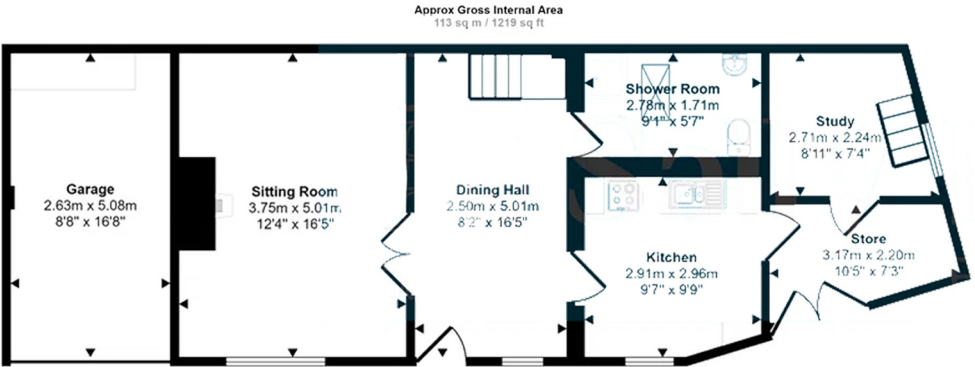
TENURE Freehold

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

DIRECTIONS

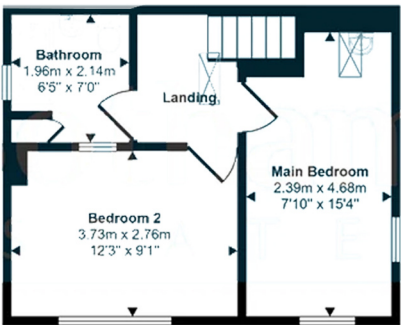
Leaving Bakewell along the A6 towards Matlock: after passing Haddon Hall, turn right along the B5056 towards Ashbourne. Turn left over the river bridge, continuing along the B5056. Take the second left turn signposted Birchover. Follow the road up the hill towards the village. As the road bends to the right, the property can be found on the left-hand side shortly before the water troughs.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 67                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 36      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

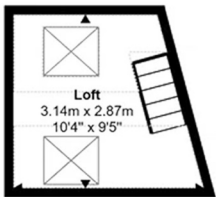


Ground Floor  
Approx 74 sq m / 795 sq ft

Denotes head height below 1.5m



First Floor  
Approx 39 sq m / 424 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.