

# Robin Hood

Whatstandwell, Matlock, DE4 5HF



This charming stone cottage sits in the grounds of an historic saw mill with views over the Derwent Valley. The area is a walkers paradise with the Cromford Canal and spectacular pasture and woodland to explore.

NO UPWARD CHAIN

£230,000



John German 

The property is accessed via a communal driveway where a wooden gate leads into the front courtyard. There is a wooden porch with bench seating and a part glazed uPVC double glazed door which leads into the entrance hall. The first door on the right leads into the ground floor bathroom fitted with three piece suite comprising panelled bath with shower over and glass screen, a low flush WC and pedestal wash basin, extensive wall tiling and a ceramic tiled floor. There are opaque glazed windows to the front and side aspects.

Moving through to the dining kitchen which is fitted with a range of base and eye level units, roll edge worksurfaces, an inset stainless steel sink, built-in electric oven and induction hob. There is wood laminate flooring and an open fireplace with a slate-tiled hearth and wooden surround plus wall mounted shelving to the chimney recess. A window to the side aspect offers superb views over the neighbouring garden and down the Derwent Valley. There is space and plumbing for a washing machine and ample space for a dining table and chairs. A door leads through to the lounge which has a feature fireplace in a brick surround and a quarry tiled back and hearth. Double aspect windows fill the room with natural light as well as providing excellent views over the surrounding countryside.

From the lounge, a wooden door gives access to the staircase which leads to the first floor landing, passing the built-in cupboard which houses the modern consumer unit and electric meter. Doors lead off the landing to three good excellently proportioned bedrooms.

Outside the property has a stone flagged courtyard garden to the front with steps that lead up to a low maintenance, gravelled seating area. This provides a perfect spot to sit and enjoy the views. The oil tank is discreetly located here. Steps lead down to the lower ground floor area where there is another section of garden with a washing line and access to the cellar/lower ground floor store. The sewage treatment plant is beneath the patio. The cellar/ground floor store is a useful space ideal storage for bikes/garden furniture etc. The "Worcester" oil fired central heating boiler is located here.

The Location - Whatstandwell is a pretty village sitting on the outskirts of the Peak District, having a railway station, family restaurant and excellent road links to Derby, Nottingham and Matlock and Belper via the A6, A38 and M1. Whatstandwell is a short distance from the neighbouring villages of Lea, Holloway and Crich. The popular towns of Wirksworth, Belper, Cromford and Matlock are approximately 10 minutes away by car. This home is located in "Robin Hood" where there is a small hamlet of homes in a tranquil woodland setting. Across the driveway is a cascading stream with footbridge over, leading to a well kept woodland pathway which gently descends to the historic Cromford canal providing access to several walking trails along the Derwent Valley and beyond.

**Tenure:** "Flying Freehold" in the region of 70% of the property sits over the cottage below with the remaining being over the cellar/ground floor store. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** The occupants of End Cottage have full access over the communal driveway area and parking for two cars. Although there are no designated spaces, the area alongside the retaining wall of Oakford Cottage has always been used. The driveway and parking areas will all be resurfaced, at the vendors' expense during spring/summer 2025.

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private septic tank, located on site.

**Heating:** Oil fired

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

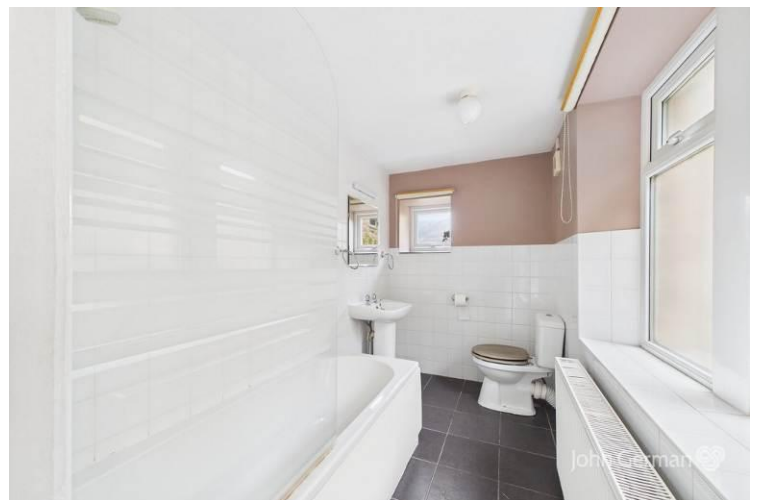
**Our Ref:** JGA/02062025

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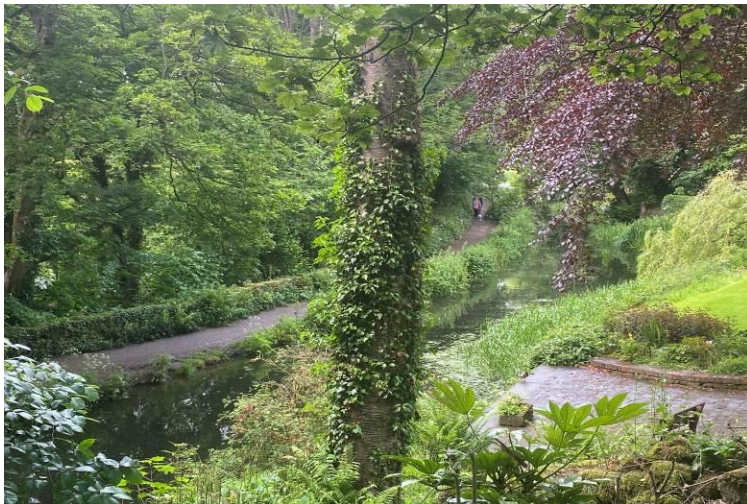
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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