



**SHAW LANE HOUSE  
PARWICH,  
DERBYSHIRE,  
DE6 1QJ  
PRICE: £785,000**















## SHAW LANE HOUSE, PARWICH, DE6 1QJ

Nestling in the heart of the popular and sought after Peak Park village of Parwich, this Grade II Listed cottage offers spacious and flexible family accommodation, which exudes a plethora of the building's original charm, whilst meeting the requirements of modern day living.

Understood to originate from the mid-17<sup>th</sup> Century, the house retains tremendous character, with numerous exposed timbers, including original cruck framing, stone mullion windows and stone fireplaces (with log burning stoves). Briefly affording a cosy, yet spacious Sitting Room, superb and extensive fitted Living Dining Kitchen, large Hallway with staircase to first floor level and generous Utility or Boot Room off, including Cloakroom. At first floor level, there is a large galleried landing providing a Study or Home Office, four Bedrooms, one with Ensuite facility, and contemporary Family Bathroom.

The outside space fully complements the interior accommodation and features extensive lawned and paved garden areas, with raised beds with separate dedicated Kitchen Garden for fruit and vegetable production. There is an additional detached stone Bar/Pigsty providing most useful storage. Further stone building housing the oil storage tank and gravelled side parking area for at least two vehicles.

Having some of the county's most glorious countryside immediately on its doorstep, the village of Parwich is convenient for Ashbourne (approximately 6.5 miles), the city of Derby (c.18.5 miles) and also the Midlands motorway network via the A52 and A50 trunk roads. The village itself boasts an excellent range of facilities including Primary School, shop/pub, church, village hall and numerous sports clubs.

An early viewing of this wonderful property is highly encouraged. NO UPWARD CHAIN

### ACCOMMODATION

Principal access door to **Upper Hall/Utility & Cloakroom** 4.03m x 2.7m (13'2" x 8'10") (overall to include Cloakroom) with beamed ceiling, central heating radiator, stone flag floor and a range of fitted cupboards with work surface over, appliance space with plumbing for automatic washing machine. Fitted coat pegs and door to

**Guest Cloakroom** with stone flag floor, beamed ceiling and towel rail radiator. Deep glazed sink set onto vanity unit with double opening cupboard beneath and tiled splashback, low flush wc.

A step down from the utility area leads to

**Lower Hall/Dining Hall** 4.21m x 3.64m (13'10" x 11'11") with stone flag floor, central heating radiator and beamed ceiling. Stone built open plan staircase to first floor with

understairs storage cupboard, small pane glazed window.

**Superb Living Dining Kitchen** 8.6m x 4.27m (28'3" x 14') a most characterful room with the kitchen area floor finished in stone flag whilst the dining and living area floor has a finish in engineered oak. Magnificently beamed ceiling and exposed truss and a series of stone mullion small pane windows to both front and rear. Three wall mounted uplighters. The kitchen is comprehensively fitted with an excellent range of units providing base cupboards and drawer bank and tall double opening larder cupboard, inset deep glazed sink unit with mixer tap and ample tiled top work surfaces. There is an original cut stone fire surround enclosing the electric Aga above which is a Smeg extractor fan. There is a door off to the garden.

A particular feature of the sitting area of this room is the Derbyshire stone recessed fireplace with raised stone

hearth and fitted log burner stove.

**Sitting Room** 4.6m x 4.37m (15'1" x 14'4") again having heavily beamed ceiling and feature rustic brick fireplace with stone hearth, heavy timber mantel and fitted Morso log burner. Two double panel central heating radiators and stone mullion, small pane glazed windows to each side of the room, the one on the front including window seat. Four wall mounted uplighters.

**Staircase to Upper Level** with half landing and steps up to main landing and

**Galleried Upper Landing/Study or Office** having maximum overall measurements of 4.46m x 3.57m (14'8" x 11'8") (to include the stairwell). Having beamed ceiling with fitted directional spotlights, small pane window and two Velux sealed unit double glazed windows. There is a double panel

central heating radiator and a fitted desk/workstation with drawers and cupboard. A door off to

**Guest Double Bedroom** 4.31m x 2.8m (14'2" x 9'2") with beamed ceiling, small pane window and double panel central heating radiator.

**Main Landing** providing access to the remainder of the upper floor accommodation and features a superb exposed original cruck beam. There are two small pane glazed windows both with stone mullions and deep stone sills, in built shelved recess and double panel central heating radiator.

**Boiler Cupboard** housing the free-standing Worcester oil fired boiler for domestic hot water and central heating with fitted slatted shelves.

**Master Bedroom Suite comprising Double Bedroom** 4.22m x 3.53m (13'10" x 11'7") with small pane glazed window overlooking the gardens, inset ceiling spotlight, double panel central heating radiator and exposed crook frame timber work.

**En Suite** featuring a fully tiled walk in wet room area with mains shower control and tall contemporary central heating radiator. There is in addition a low flush wc and pedestal wash hand basin.

**Bedroom Two** 4.72m x 2.28m (15.5" x 7.5") a spacious twin room with stone mullion small pane window overlooking the gardens, having deep stone window seat and sill and heavy timber mantel. Double panel central heating radiator fitted shelves.

**Bedroom Four** 3.6 x 2.24m (11'10" x 7'4") this room is currently arranged as dressing room with an extensive range of clothes storage units comprising open fronted fitted wardrobes with hanging rails and shelves. Dressing chest fitted with four drawers and flanking shoe storage facility. There is a double panel central heating radiator and stone mullion small pane window.

**Principal Family Bathroom** being of spacious proportions and having engineered oak floor and small pane glazed stone mullion window overlooking the garden and having deep stone sill and heavy timber mantel. The bathroom features a three-piece suite in white comprising panelled bath with over bath Mira electric shower and contemporary full height tiling, low flush wc and pedestal wash hand basin with complementary tiled splashback. Single panel central heating radiator and large chrome dual fuel towel rail radiator. Inset ceiling spotlights and beamed ceiling.

#### **OUTSIDE**

The property has the benefit of delightful private gardens which lie primarily to the rear of the house and are arranged on three levels with, at upper level an extensive lawned area surrounded by raised planted shrub, flower and rose beds with raised sheltered stone flag seating area adjacent.

At the same level as the lawn is an area primarily given over to vegetable and soft fruit production again having raised beds and also including a range of open fronted log stores.

A set of three stone steps from the upper lawn leads directly to an elevated stone flag terrace from which further stone steps lead to a timber deck alfresco dining area with direct access to the kitchen door. There are further planted and gravelled beds, stone troughs and wide stone flag pathways. A small, attached stone and tile outbuilding houses the oil storage tank and provides additional storage. Situated across the lawn from the house and approached via a pedestrian gate from the garden is a most useful detached stone and tile former **Barn** measuring approximately 3.8m x 2.8m (12'6" x 9'2") internally with loft over which in turn provides access to the former **pig sty** 4.9m x 2.3m (16'1" x 7'7"). This is a most useful storage facility and would readily lend itself to alternative use subject to the granting of any necessary consents. Electric light and power supply is connected.

To the side of the house there is a useful extensive stone surfaced car standing area with raised slated bed and walled bin store area.

#### **SERVICES**

It is understood that mains water, electricity and drainage are connected to the property.

#### **FIXTURES & FITTINGS**

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

#### **TENURE**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

#### **COUNCIL TAX**

For Council Tax purposes the property is in band E.

#### **EPC RATING N/A (Listed building).**

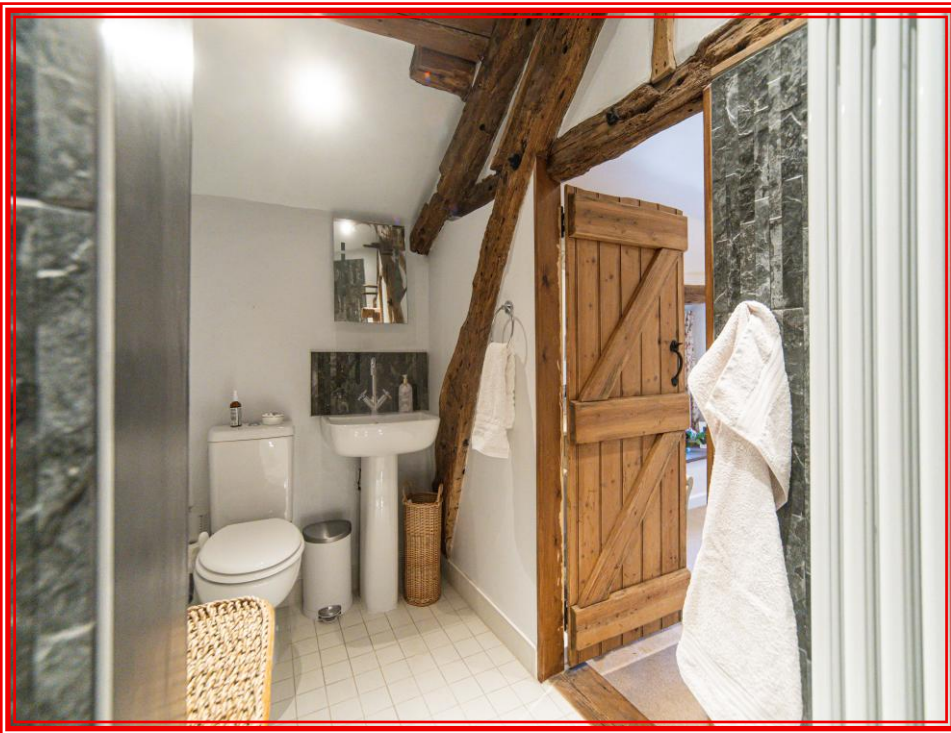
#### **VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

#### **WHAT3WORDS amount.trainers.following**

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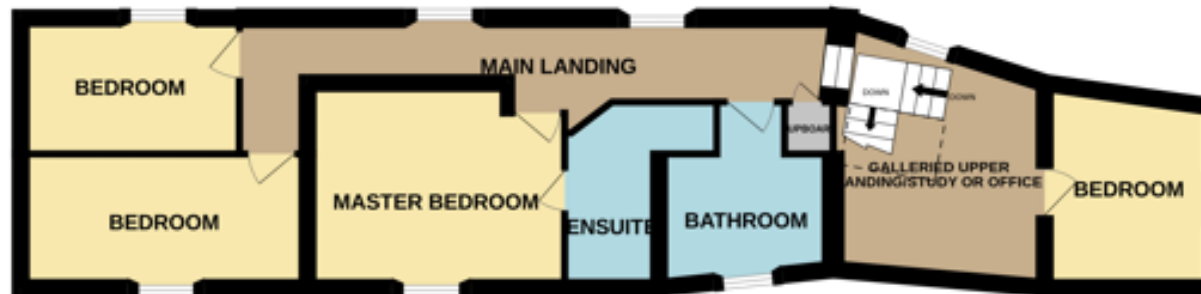




GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1776 sq.ft. (165.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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