



## The Flatts, Kirk Ireton, DE6 3JW

This very attractive cottage has been extended and updated to an exceptional standard, including a new oak-framed garden room, Villeroy & Boch bathroom, Robey's wood burning stove, solid wood flooring and hand-made oak internal doors. Located in the heart of the village, this wonderful family home has spacious rooms throughout and a garden that is featured in Kirk Ireton Open Gardens each time.

The home flows such that you can circulate around the entire ground floor. The front entrance lobby leads right into the dining room and sitting room, then through to that magnificent garden room and on round to the kitchen, utility room and ground floor shower room. To the first floor are four bedrooms and the splendid bathroom. The rear garden has been lovingly tended and includes a dining patio, lawn, flower beds, greenhouse and large shed. To the side of the cottage is a detached garage-workshop with cobbled parking space in front.

Adjacent to the home is an infant's play park and the popular village includes a primary school, the renowned Barley Mow public house, village shop, church and village hall. There are quiet country lanes in all directions offering pleasant walks and challenging cycle rides through verdant countryside.

The market town of Wirksworth has recently been named by The Sunday Times as the best place to live in Derbyshire and is only 3 miles away. Carsington Water's edge is just one mile from the village, whilst the delights of the Derbyshire Dales, Peak District, Chatsworth House and several bustling market towns are all a short drive away.

- Substantially extended 4 bedroom cottage
- New Villeroy & Boch bathroom upstairs and ground floor shower room
- Stunning oak-framed garden room
- Detached garage and driveway parking for one vehicle
- Large country kitchen and separate dining room and utility
- Solid oak and pine flooring in several rooms
- Handmade oak doors and - in 2011 - new double glazed, wooden framed windows
- Beautiful gardens - featured in Open Gardens at each event
- Wood burning stoves and gritstone fireplace
- Close to school, parks, pub, village shop and countryside walks

**£595,000**

# The Flatts, , Kirk Ireton, DE6 3JW

## Front of the home

This large cottage has a stone facade and tiled roof. A quiet lane - The Flatts - leads to the smooth cobbled parking space in front of the detached garage. The cottage has timber-framed double glazed windows and a composite front door with iron handle and letterbox, with canopy porch and light overhead. An arched solid oak gate set within a stone surround leads through to the rear garden - the current owner uses this as the main entrance into the home via the garden room.

## Entrance Lobby

With a tiled floor, the lobby has stairs immediately ahead leading up to the first floor. There is a wall light, a pine door on the left into the kitchen and a half glazed door on the right into the dining room.

## Dining Room

12'3" x 12'3" (3.75 x 3.75)

This spacious dual aspect room has solid pine flooring and a Wenlock stove, set upon a tiled hearth with brick and stone surround. The deep-set salt cupboard on the right is a quaint feature. The room has an exposed oak ceiling beam, radiator and ceiling light fitting. Like all rooms, the timber-framed windows have ornate iron latches and a half glazed wooden door leads through to the sitting room.

## Sitting Room

13'5" x 12'5" (4.1 x 3.8)

With windows to the front, side and rear (into the garden room since that extension was added) and double French doors also into the garden room, this is an elegant, bright and airy room. The recently installed wood burner from renowned local supplier Robey's sits within an impressive gritstone fireplace and is the focal point of the room. The solid pine flooring flows through from the dining room and there is a high beamed ceiling, radiator, ceiling light fitting and some wood-panelled walls.

## Garden Room

19'2" x 9'10" (5.85 x 3)

Accessed from the kitchen, sitting room and garden, we adore this high quality room, which is constructed from three types of oak. Built by Gowercroft Joinery, the room has a tiled floor and high vaulted ceiling with recessed spotlights. There is plenty of room for seating, from which you can enjoy views of the rear garden through tall windows and the wide glazed double doors. A separate entrance door beside the kitchen is used by the current owner as the main entrance into the cottage.

## Country Kitchen

26'8" x 13'9" (8.15 x 4.2)

A half glazed solid oak stable door leads in from the garden room. This L-shaped room has space in the centre of the kitchen for a breakfast table and chairs. There is a tiled floor and beamed ceiling in this kitchen area. The L-shaped fitted kitchen has a granite worktop with tiled splashbacks and ceramic Belfast sink with heritage-style chrome mixer tap. The Rangemaster Classic stove and ovens has a large extractor fan above and is included in the sale. The country style cabinets and drawers include a wall-mounted corner cabinet.

The kitchen includes a ceiling light fitting, recessed ceiling spotlights, wall light and radiator. Around the corner, a new oak door with iron latch opens to reveal the large under-stairs pantry cupboard with plenty of shelving. We love the feature fireplace opposite, with an iron grate and chimney breast. There is space in this area for a dresser and additional furniture. A window looks out to the front of the home and a door leads back round to our starting point of the entrance lobby.

## Utility Room

6'0" x 5'4" (1.85 x 1.65)

Located in the ground floor part of the extension, another new hand-made oak door with iron latch leads into the utility room. This has a tiled floor with space and plumbing for a washing machine and room for appliances and storage. There are recessed ceiling spotlights and a door to the ground floor shower room.

## Ground Floor Shower Room

6'11" x 5'8" (2.12 x 1.75)

An angular corner cubicle has a glass door and panels - and houses the mains-fed shower with monsoon shower head and tiled surround. The Vitra ceramic WC has an integrated flush and the 'floating' ceramic sink has a chrome mixer tap. The room has a tiled floor, external and internal windows, a wall light, recessed ceiling spotlights and a white heated towel rail.



### Stairs to first floor landing

Carpeted stairs with a handrail on the right lead up to the landing, which stretches left and right. On the landing there are wall lights, a window with views over the rear garden and matching white panelled doors with brass handles to the four bedrooms and modern bathroom. At the left-hand end is a double airing cupboard with radiator and there is a cute wall-mounted corner cupboard at the opposite end.

### Bedroom One

9'10" x 6'11" (3 x 2.12)

At the front of the home, the deep-set window demonstrates the thickness of the walls in this cottage. Currently used as a home office, this can be utilised as a single bedroom or nursery. The room is carpeted and has a radiator and ceiling light fitting.

### Bathroom

10'4" x 4'11" (3.15 x 1.5)

The beautiful new high quality Villeroy & Boch bathroom includes a tiled floor and tiled walls on three sides. The claw foot rolltop bath on the left has a wall-mounted chrome mixer tap with mains-fed monsoon shower above and pivoting glass screen. A capsule WC has a wall-mounted flush and the vanity unit includes a ceramic sink with chrome mixer tap. There is also a wall-mounted mirror with light, Zehnder heated towel rail, ceiling light fitting, extractor fan and frosted double glazed window.

### Bedroom Two

11'5" x 8'4" (3.5 x 2.55)

In the extension, above the kitchen, this double bedroom has oak flooring, a radiator, ceiling light fitting and loft hatch. A west-facing window has lovely views of the greenery in the adjacent park.

### Bedroom Three

12'0" x 8'8" (3.68 x 2.65)

At the front of the home, this quirky-shaped double bedroom has full-height fitted wardrobes, leaving plenty of space for a double bed and additional furniture or seating. The room is carpeted and has a radiator and ceiling light fitting.

### Bedroom Four

12'9" x 12'5" (3.9 x 3.8)

This large dual aspect room has windows to the south and west, offering lovely views beyond the village boundary to green fields. The room has solid oak flooring, a ceiling light fitting, radiator and loft hatch.

### Rear Garden

Writing this on a warm sunny afternoon, the peaceful garden was only disturbed by the chatter of birdsong - it's wonderful to think that this home being in the heart of the village. Entering from the side gate or Garden Room, you alight upon the large dining patio, which has plenty of space for a dining table and planters. Four stone steps in the centre of a curved low-level dry stone wall lead up to the main garden, where the central lawn has colourful flower beds and trees each side - the large buckthorn tree takes centre stage. Beyond, a paved path meanders between fragrant flower beds towards the end of the garden, with an octagonal greenhouse and large shed on the left. There is a fence and hedge forming the left hand boundary, with a dry stone boundary wall to the right and end. A discreet fence on the left shelters the oil tank.

This is a lovely tranquil garden, perfect for a keen gardener and with plenty of space to relax with friends and family.

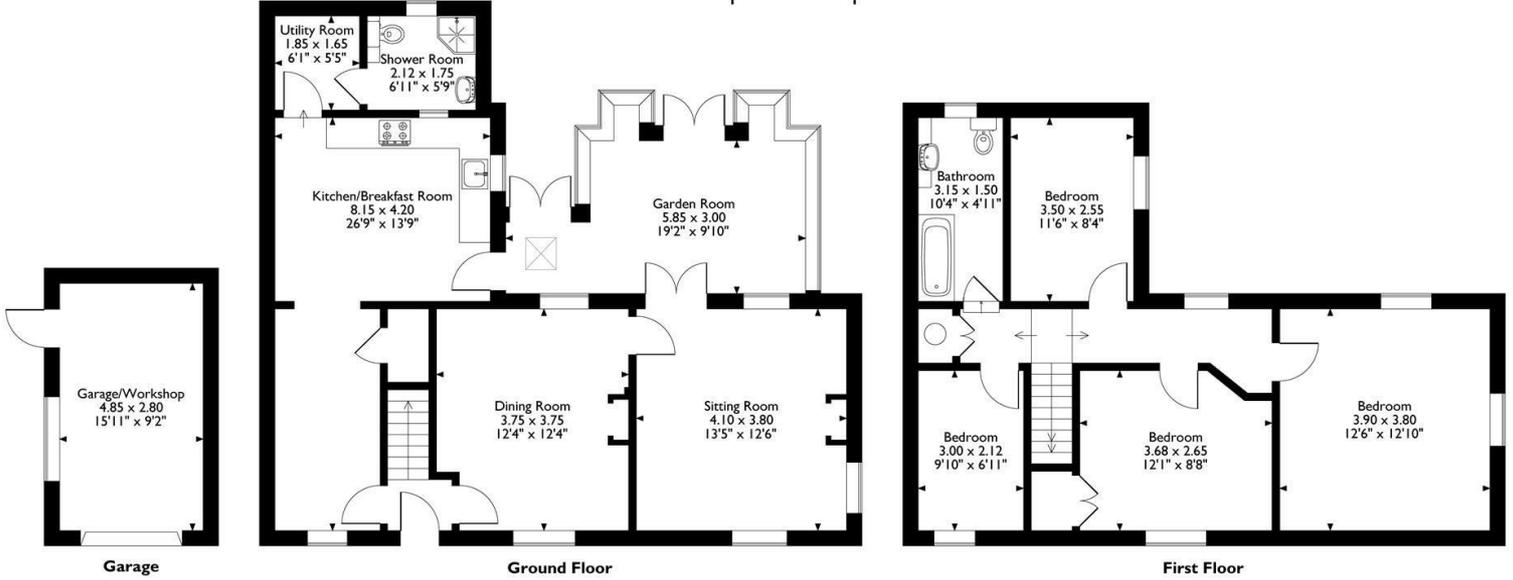
### Detached Garage

15'10" x 9'2" (4.85 x 2.8)

The stone built garage has a gabled roof and Henderson up-and-over door at the front, with a separate access door and motif window to the side. The garage has lighting, power points and a workbench.



Varney Croft  
Approximate Gross Internal Area  
167 Sq M / 1798 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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