



Pendleton Cottage  
Pendleton Lane | Alderwasley | Belper | Derbyshire | DE56 2RA



# PENDLETON COTTAGE



*Pendleton Cottage is a beautiful stone-built 3-bedroom farmhouse located in the highly sought-after village of Alderwasley. The property also features two detached 1-bedroom holiday cottages of which one has planning for a granny annexe, an American barn with 4 stables, a workshop, and a modern garden office with air source heat pump, enviable views across the formal garden and fields, all within circa 7 acres of grounds.*



The village of Alderwasley is a short distance from the beautiful Peak District town of Wirksworth and just a few miles from the award-winning market town of Belper. It has an abundance of footbaths through wooded hills and valleys. For those wanting to relax with a drink, the Bear Inn and Hotel is just a short walk away.

The current owners have updated the property to create a stunning family home and business. With a wealth of original features alongside an open plan kitchen, modern bathrooms, beautiful interiors and utility room, the property is the perfect amalgamation of old and new.

Located down a peaceful and quiet lane, Pendleton Cottage is accessed via wooden gates that lead into a central courtyard with ample off-road parking that also provides access to the American barn and the two holiday lets which also boast additional private parking areas.

### Ground Floor

The entrance to Pendleton Cottage leads into the bright and spacious dining room with dual aspect views. The dining room also provides access via double doors to the newly constructed orangery-style conservatory that overlooks the formal garden and home office. Located to the left of the dining room, also via patio doors, is the modern country kitchen with exposed stone feature wall with postcard window that looks into the living room. The kitchen also boasts granite counter tops, lots of storage space, a Rangemaster cooker, and a large centre island that is a great place to congregate whilst preparing dinner or entertaining friends.

To the left of the dining room is the fantastic living room with a new modern log burner and high ceilings with exposed beams. The room is flooded with an abundance of natural light from windows on both sides of the room. Located off the living room is a useful study area that leads through to a good-sized utility room, W/C, and boot room - all of which have stone-tiled floors.

### First Floor

The first floor can be accessed via the main staircase or the secondary staircase located in the dining room. The main staircase leads up to the family bathroom which has a heated chrome towel rail, a large recessed mirror with spotlights, and a bath with overhead shower. Next to the family bathroom is the first of the three double bedrooms which features two built-in wardrobes.

The second double bedroom has dual aspect views across the fields and the best feature is the large Velux window that frames the fields to the rear of the property. The primary bedroom also boasts built-in wardrobes, dual aspect views, and an ensuite with vanity sink, a modern backlit mirror, half tiles, and a bath with overhead shower.

























## Outside

The property is set in secure and well-defined grounds measuring circa 7 acres that is split into 2 well-drained fields ideal for equestrian use. The top field has a spring fed water supply, and the lower fields have a trough. Located on the land is a large American barn with four bay stables within, an orchard, an enclosed area for chickens to roam around freely and a fenced vegetable garden. There is also a further large workshop located by the chicken pens.

South-west-facing formal gardens to the rear of the house have been landscaped and provide an excellent area to enjoy this splendid countryside setting and are separated from the fields by the recently installed estate fencing. There is also a brand new Clearview greenhouse.

For those working from home, there is a large modern office located within the garden with lovely views and its own air-source heat pump for those cooler months.

Also located in the grounds are two detached one-bedroom holiday cottages offering the owners a good revenue stream. Furthermore, the larger cottage has planning permission for use as a granny annexe. Further information regarding bookings and income can be accessed via the agent. The property also has no public footpaths across the land.

## Location

Pendleton Cottage is located in the sought-after village of Alderwasley, close to the villages of Wirksworth and Ambergate and the market towns of Belper and Matlock. Alderwasley occupies a rural location and boasts numerous walking and cycling paths to the surrounding villages and Shining Cliff Woods.

The property lies within commuting distance of Belper (5 miles), Derby (15 miles), Nottingham (21 miles) and Ashbourne (12 miles). The M1 (J26) motorway is within 12 miles, while Derby train station offers direct services to London St Pancras (1 hour 30 minutes). East Midlands airport is 45 minutes away whilst Birmingham airport is just over an hour away.

The nearby Peak District and Dovedale provide for beautiful walks and riding, whilst there is sailing and other water sports at Carsington Water. Other local attractions include Kedleston Hall, Chatsworth and Alton Towers.











### Services, Utilities & Property Information

Tenure: Freehold

Council Tax: Band G

Local Authority: Amber Valley Borough Council

EPC Ratings: D, C & B

Services: Mains electricity & water. Two septic tanks for sewerage – there will be maintenance costs so please speak with the agent for further information. New solar panels added this year with 30kw of batteries. There are also two additional sets of solar panels benefitting from feed-in tariffs. EV charger. Air source heat pump for office.

Heating: Main house has oil-fired central heating - there will be maintenance costs so please speak with the agent for further information.

Broadband: Full FTTP broadband available, we advise you to check with your provider.

Mobile signal: 4G and 5G available in this postcode, we advise you check with your provider.

Parking: Driveway parking for 4+ cars.

Special Notes: The Coal Authority data confirms that the property is located within the coalfield reporting area. This does not necessarily mean the property has been affected by mining activity, but a Coal Authority search may be required for further information.

The property is situated in a conservation area.

The UK Health Security Agency has identified that the property is located within a Radon Risk Area. This does not necessarily mean the property is affected by Radon, but a Radon search may be required for further information.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

### Website

For more information visit <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

### Opening Hours

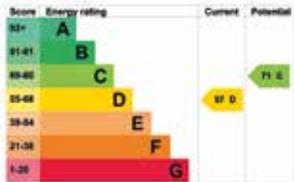
Monday to Friday - 9.00am - 5.30pm

Saturday - 9.00am - 4.30pm

Sunday - By appointment only

**Pendleton Cottage, Alderwasley**  
**Approximate Gross Internal Area**  
 Main House = 176 sq.m/1895 sq.ft  
 Barn = 131 sq.m/1406 sq.ft  
 Sparrows Roost Cottage = 32 sq.m/346 sq.ft  
 Pendleton Cottage = 53 sq.m/570 sq.ft  
 Studio = 14 sq.m/145 sq.ft  
 Total = 406 sq.m/4362 sq.ft

Pendleton Cottage

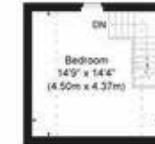


Sparrows Roost Cottage First Floor

Sparrows Roost Cottage Ground Floor



Barn



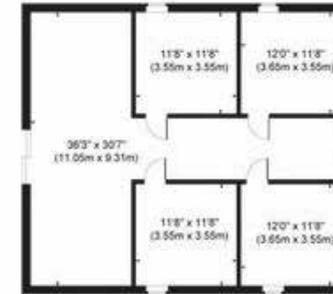
Pendleton Cottage First Floor



Ground Floor



First Floor



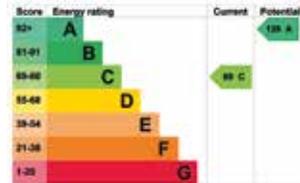
Barn



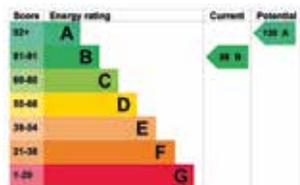
Pendleton Cottage Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Sparrows Roost Holiday Cottage



Pendleton Holiday Cottage



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 07.11.2025





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## KELLY RHODES

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As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.

From meticulous project planning to seamless execution, I have a proven track record of successfully navigating every stage of the property buying or selling process. My extensive local, national, and international exposure, coupled with the exceptional presentation and service offered by Fine & Country, make me the perfect choice for anyone seeking a property consultant to work with.

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