BRICKS + MORTAR

Black Tor Road,
Bonsall, DE4 2AG

NO UPWARD CHAIN This beautifully-presented detached bungalow has driveway parking for two vehicles in front of the garage, easy-maintenance gardens and three double bedrooms. With views to the dramatic cliffside opposite, the home has a new boiler (2025) and brand new, barely-used Bosch washing machine which is available by separate negotiation.

Occupying a large plot, the home has a spacious entrance hallway which leads to the kitchen (and through to the lounge and side porch), three double bedrooms and family bathroom. There is a useful additional WC accessed directly from the garden too.

Bordering the Peak District National Park, Bonsall is a charming village which was historically a thriving lead-mining location. Nowadays, villagers and visitors alike explore the Limestone Way path and network of walks in all directions then refuel at The Fountain Tea Rooms (including village shop), Barley Mow and Kings Head pubs. The village field includes a playground and football pitch - and there is a beautiful church just behind the home as well as picturesque steep dales, woods and cliffs all around. Famously, the annual World Championship Hen Race takes place at the Barley Mow pub every August!

Matlock and Cromford are only a few minutes' drive away, with Wirksworth, Bakewell and the delights of the Peak District - including Chatsworth House - are close by too.

- Beautifully-presented detached 3 bedroom bungalow
- NO UPWARD CHAIN
- New boiler 2025
- New Bosch washing machine (2026) available by separate negotiation
- Large corner plot
- Driveway parking in front of garage
- Vacant possession
- Easy-maintenance gardens
- Views to dramatic cliffside opposite
- EPC Rating C

£360,000

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Front of the home and gardens

This stone-built bungalow occupies an elevated position on a corner plot near the centre of this popular village. A driveway on the left has space for two vehicles to park side-by-side in front of the garage. The neat rectangular astroturf lawns in front of the home and to the right are bordered with flower beds. A decorative iron gate at the front has steps up to the path which runs around the home.

There is a useful porch at the right-hand end of the home and a path runs past this to the sheltered rear garden, with elevated rear patio positioned for outdoor dining on the western side. The easy-maintenance rear garden includes another elevated astroturf area, all bordered by a dry stone wall. Doors at the rear lead into the garage and a WC.

The uPVC front door is located in the centre at the front of the home and leads into the entrance hallway.

Entrance Hallway

This spacious L-shaped hallway is carpeted and has a radiator, ceiling light fitting, loft hatch and two useful full-height storage cupboards; one with shelving. The loft has a pull-down ladder and lighting. Matching white panelled doors with brass handles lead into the kitchen (and on to the lounge and porch), three double bedrooms and bathroom.

Lounge

16'8" x 13'1" (5.1 x 4)

Flooded with natural light, this dual aspect room has windows to the south and east. There is plenty of room for sofas and a 4-6 seater dining table. The gas fire is set upon a marble hearth with marble surround and ornate wooden mantelpiece. The room is carpeted and has two radiators, two ceiling light fittings and wall lights.

Kitchen

13'7" x 9'10" (4.15 x 3)

The fitted kitchen has an L-shaped worktop with high and low level fitted cabinets. The worktop has an integral four-ring gas hob and electric oven with extractor fan. There is a 1.5 stainless steel sink and drainer with chrome mixer tap set beneath the wide window to the rear garden. Beneath is a brand new Bosch washing machine, which is available by separate negotiation. A cupboard to the right houses the boiler, which was installed in 2025.

The kitchen is carpeted and has a radiator, ceiling light fitting, full-height cupboard and door to the porch.

Porch

This alternative entrance to the home has glazing on three sides and space for a tumble dryer.

Bathroom

9'2" x 6'7" (2.8 x 2.03)

We adore this large room which has a bath and separate shower cubicle. The cubicle has curved sliding glass doors and houses a mains-fed shower. The wide vanity unit has a capsul WC and integral ceramic sink with chrome mixer tap. The bath has chrome taps and the carpeted room also has a chrome heated towel rail, ceiling light fitting, extractor fan, frosted double glazed window and floor-to-ceiling tiles.

Bedroom One

14'7" x 9'11" (4.45 x 3.04)

This spacious double bedroom has a large west facing window and triple full-height fitted wardrobes. The carpeted room has a radiator, ceiling light fitting and plenty of space for a double/king size bed and additional furniture.

Bedroom Two

13'4" x 10'0" (4.07 x 3.07)

Another large double, this carpeted bedroom has a south facing window, radiator and ceiling light fitting.

Bedroom Three

9'8" x 8'8" (2.95 x 2.65)

This smallest bedroom is still a double. Currently set up as a home office, the room has a south facing window, radiator, ceiling light fitting and is carpeted.

Garage

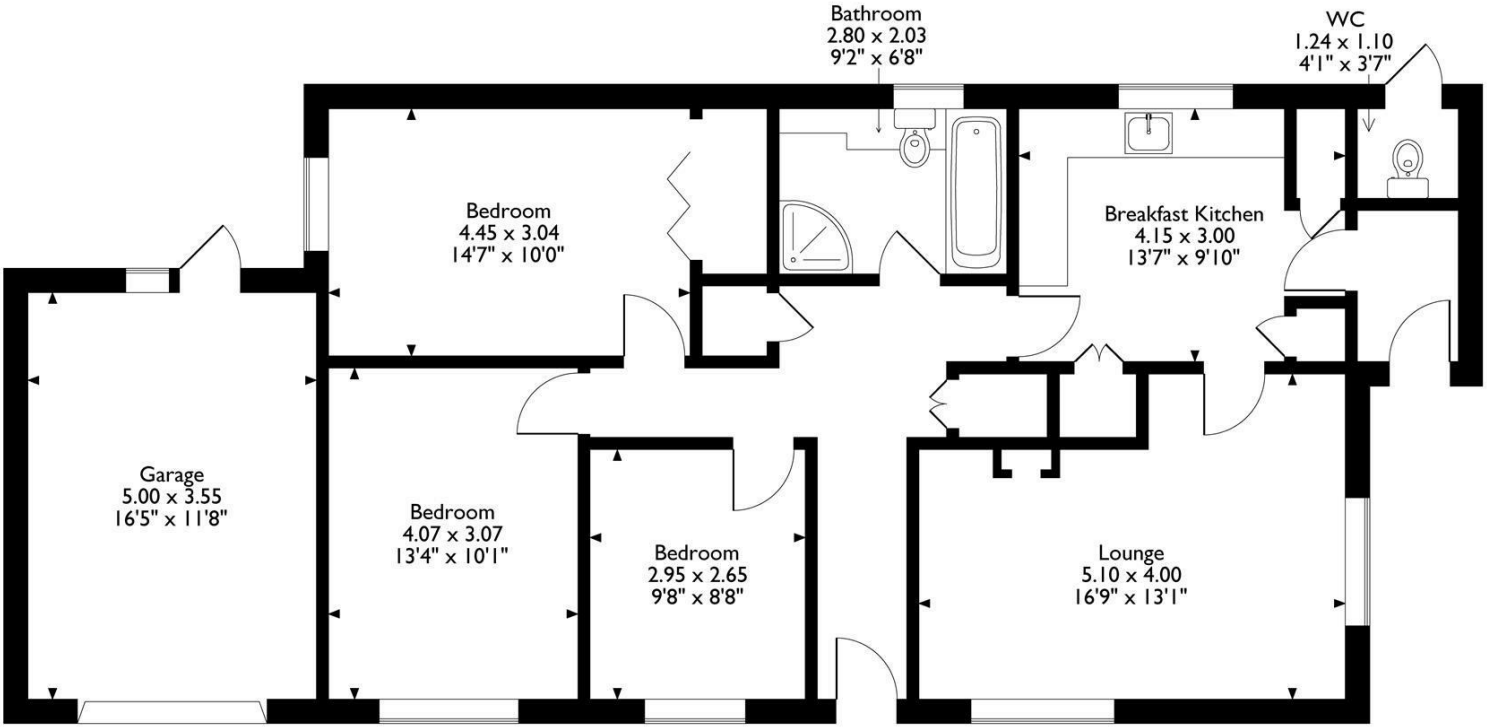
16'4" x 11'7" (5 x 3.55)

N.B. New EPC pending

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

Stoneleigh
Approximate Gross Internal Area
114 Sq M / 1227 Sq Ft



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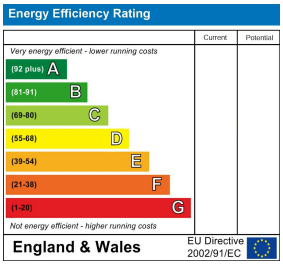

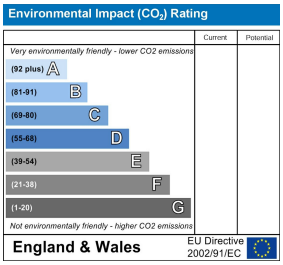

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