Sally Botham
ESTATES

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Homestead Cottage, Main Street, Elton, Matlock, DE4 2BW
£900 pcm







- Three Bedrooms
- Set Over Three Floors
- Dining Kitchen
- Lounge
- Family Bathroom
- Patio
- Sought after village location
- Amazing views over the countryside

Homestead Cottage, Main Street, Elton, Matlock, DE4 2BW

A lovely three-bedroom stone-built cottage that offers: living room; dining kitchen; family bathroom; main attic bedroom and two bedrooms to first floor; front and rear gardens.

Entering the property via a half glazed front door with privacy glass, which opens to:

LIVING ROOM
Having a feature fireplace with timber mantel, housing a multi-fuel stove, and exposed beams to the ceiling, giving the property character. There is a TV aerial point, wall lights, and central heating radiator with thermostatic valve. With a front aspect window with views over the garden, and a borrowed light window to the kitchen. A pair of panelled doors open to a storage cupboard with coat hooks, and housing the consumer unit, electric meter, and gas meter. A door with thumb latch opens to:

DINING KITCHEN
With quarry tiles to the floor, the kitchen offers a good variety of units, with wall hung and base cupboards and drawers. The integrated appliances include the fridge freezer, dishwasher, and washing machine. Set into the marble effect worksurface is a one-and-a-half bowl sink and drainer with a mixer tap, and a 4-burner gas hob. There are three windows to the outside, all to different aspects, and the borrowed light window to the living room. The kitchen also houses the Worcester combi boiler that provides heating and hot water to the property. There is ample space for a dining table and additional furniture if required. A half-glazed door opens to the rear of the property.
From the living room, an open plan staircase rises to:

FIRST FLOOR LANDING
There is a central heating radiator with thermostatic valve and four doors with thumb latches that open to:

BEDROOM TWO
The room is built into the shape of the roof with exposed beams and feature stone wall and having a front aspect window overlooking the garden. There is a deep storage cupboard with built in hanging rail and shelving. The room has a central heating radiator with thermostatic valve and wall lights.

BEDROOM THREE
With side aspect window overlooking the garden and fields beyond, the room has a central heating radiator with thermostatic valve, shelving, and loft access hatch.

FAMILY BATHROOM
A half-tiled room with wood effect laminate to the floor, the bathroom suite offers: panelled bath; shower cubicle with mixer shower; close-coupled WC; and pedestal wash hand basin with mirror above. There is a rear aspect privacy glass window, shaver point extractor fan, and central heating radiator with thermostatic valve.

Through the fourth door from the landing, stairs rise to:

BEDROOM ONE
Being built into the shape of the roof, the main bedroom has exposed stone to the walls and exposed beams to the ceiling. There is a front aspect window, and a rear aspect Velux window, as well as built-in wardrobes and a corner unit, one side houses a wash hand basin with cupboard underneath and the other has dressing table with knee hole space. There is ample space for a double bed and space for other furniture if required.

EXTERIOR
To the front of the property, a dry-stone wall borders the front garden that is made up of lawn, flowers, bushes, and trees. A gate from the street opens to a path that leads up to the property. To the front of the property is an area of patio giving access to the entrance door. To the rear of the property is a patio garden with a storage shed.

DIRECTIONS
From the A6 at Darley Dale take the B5057 signposted Wensley and Winster follow the road over the river at Darley Bridge though the village of Wensley and on to Winster. Continue through the village along main street until reaching the crossroad with the B5056, go straight over and on to the village of Elton. Keep following Main Street where the property can be found on the right hand side opposite the turn for Ivy Lane.

SERVICES AND GENERAL INFORMATION
All mains services are connected to the property.

For Broadband speed please go to https://checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage please go to
https://checker.ofcom.org.uk/en-gb/mobile-coverage

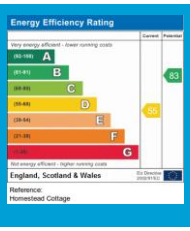
COUNCIL TAX BAND (Correct at time of publication) 'C'

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.









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