



**Sally Botham**  
ESTATES



**3 NEEDHAM COTTAGE**  
Main Road, Wensley, Matlock, DE4 2LJ  
£195,000

Situated just off the square in the popular village of Wensley, this unique and characterful detached property offers: spacious living room with a log-burning stove; galley kitchen; and double bedroom with en suite shower room off. There is a forecourt to the front of the property, storage shed to the side, and an area of garden to the rear with a summerhouse.

Wensley is an attractive village set on a hillside overlooking the Derwent Valley, surrounded by open countryside, on the edge of the Peak District National Park. There are excellent local amenities at nearby Darley Dale (1.6 miles) and the towns of Matlock (3.9 miles) and Bakewell (7.2 miles) are just a few minutes away. The village is within easy commuting distance of the cities of Sheffield, Nottingham, and Derby.

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the property via a half-glazed stable-style entrance door, which opens to:

### **KITCHEN**

A galley kitchen, having slate tiles to the floor, and a side-aspect double-glazed window. There is a worksurface set upon brick piers with storage shelves beneath. The kitchen has a Belfast style butler's sink with mixer tap, fitted open-display shelves, space and connection for a gas cooker, and an extractor fan. The room is illuminated by downlight spotlights. A broad opening leads to:

### **LIVING ROOM**

With front-aspect, UPVC, double-glazed picture windows, flooding the room with natural light. A stable style entrance door opens onto the front of the property. The room has a feature exposed-stone wall, and a fire opening with a raised hearth housing a multi-fuel stove. There is a central heating radiator with thermostatic valve, and a BT Master Socket with broadband facility. The room is illuminated by downlight spotlights. A batten door opens to a useful, deep storage cupboard, housing the gas-fired boiler, which provides hot water and central heating to the property.



From the kitchen, a batten door with thumb-latch opens to:

### **BEDROOM**

Having a side-aspect UPVC double-glazed window. A feature fire opening creates a display niche. There is a central heating radiator with thermostatic valve, and an access hatch opening to the roof space. The room is illuminated by downlight spotlights. A batten door with thumb-latch opens to:



### **SHOWER ROOM**

With a side aspect double-glazed window with obscured glass, and natural stone slates to the floor. Suite with: glass block shower cubicle with Mira Jump electric shower; large wash hand basin with pillar tap, having storage cupboards beneath; and a close-coupled WC. There is a central heating radiator with thermostatic valve, and downlights spotlights.

### **OUTSIDE**

The property is approached via a shared pathway. To the front of the property is a brick-set patio, giving access to the entrance door, and enjoying views over the village to the open countryside and wooded hills of the Derwent Valley. To the side of the property, a covered walkway protects the entrance door. To the side of the communal pathway is a row of brick-built outhouses, the second one of which belongs to the property. The outhouse has power points, fitted workbench, and a cold water supply. There is space and connection for an automatic washing machine.



To the rear of the property, a personnel gate opens to an enclosed area of garden, mainly laid to lawn, with borders for flowering plants and with mature ornamental shrubs. Within the garden, there is a timber garden shed and a wooden summer house, from where there are views to the distant hills.

### SERVICES AND GENERAL INFORMATION

- Mains electricity, gas, water and drainage are connected to the property.
- For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)
- For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

**COUNCIL TAX BAND** Currently not banded

### DIRECTIONS

Leaving Matlock along the A6 towards Bakewell: upon reaching Darley Dale, turn left along the B5057 sign-posted Wensley. After crossing the river, follow the road up the hill to Wensley Village. The property can be found on the left-hand side shortly after the turning into the square.

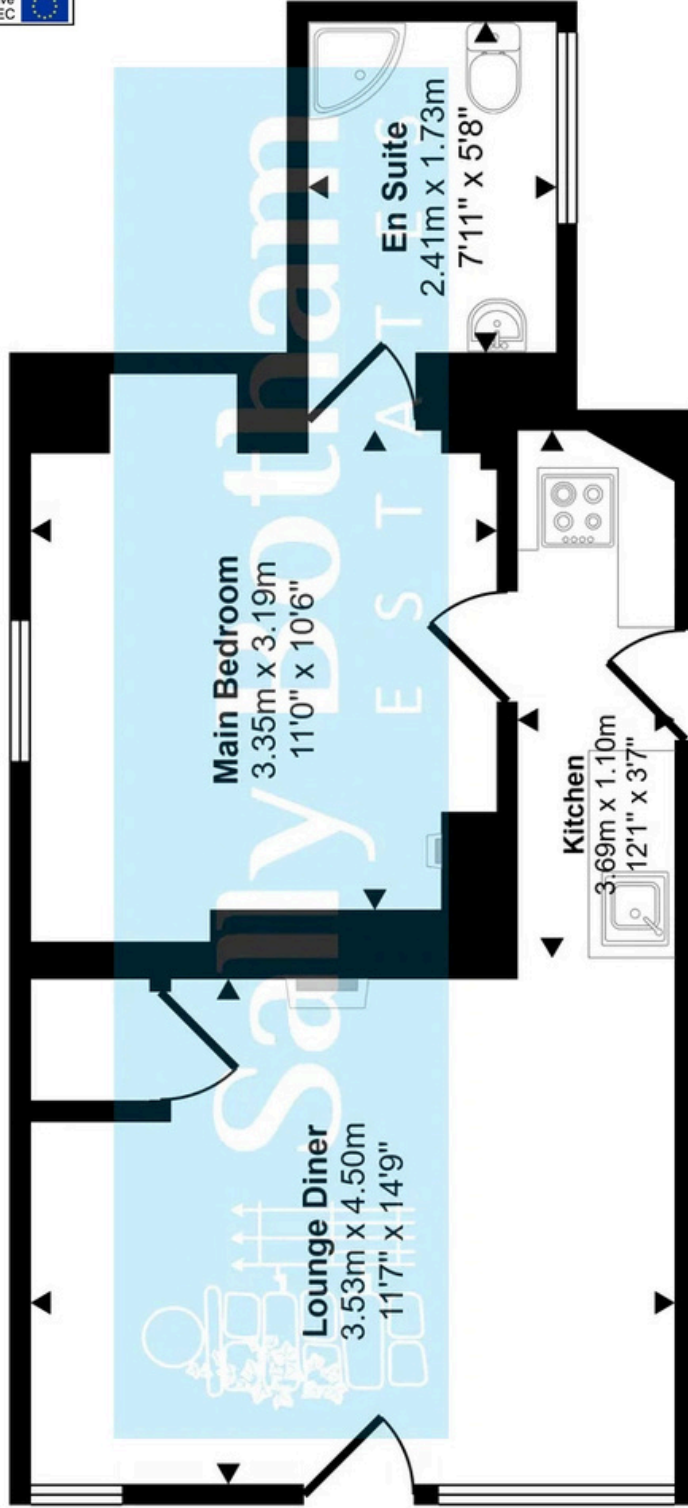


### DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(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	

Approx Gross Internal Area  
39 sq m / 417 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.