



**1 TUDOR HOUSE
SCHOOL HILL
BRASSINGTON
DE4 4HB**

PRICE: £620,000









1 TUDOR HOUSE, SCHOOL HILL, BRASSINGTON, DE4 4HB

An imposing Grade II Listed period property dating back to 1615, retaining many fine original features including oak panelling, exposed beams and fireplaces. Situated within the heart of the desirable village of Brassington.

1 Tudor House and the adjoining Tudor House are believed to have been built by Thomas Westerne as an Inn. From 1820 until 1848, the building was used as a parish workhouse. It is understood the property has been a private house since 1848 and subsequently divided in the 1960s to create two dwellings.

1 Tudor House is arranged over three floors and comprises entrance hall, spacious sitting room and large dining kitchen to the ground floor. On the first floor there are two double bedrooms and a family shower room and on the second floor there are two large double bedrooms.

There is an additional one-bedroomed annexe to the rear of the property which comprises of a kitchen, bathroom, sitting room and first floor bedroom. Currently run as a holiday let and offering a potential income. The annexe could also be used for a dependent relative, as a long term let or as a home office.

Beyond the annexe is small stone-built log store/outbuilding. The property has a right of way over the driveway with allocated parking for two cars along with a good-sized cottage style garden enjoying views over the surrounding countryside.

Brassington is an attractive village located on the edge of the Peak District National Park, approximately 2 miles north of Carsington Water, situated between the market towns of Ashbourne, Wirksworth and Matlock. The village has the benefit of a recreational ground, primary school, two village inns and is surrounded by glorious open countryside with footpaths from the doorstep along with easy access to the High Peak Trail.

AN INTERNAL VIEWING IS ESSENTIAL

ACCOMMODATION

A timber front entrance door opens into the

Entrance Hall with parquet flooring, exposed beamed ceiling, side aspect mullioned window, built-in meter cupboard and radiator. Staircase leading to the first floor, fitted cupboard providing storage and hanging rail. Doors lead into the sitting room and dining kitchen.

Sitting Room 6.66m x 3.68m (21'10" x 12'1") with parquet flooring, exposed ceiling beams, front aspect stone mullioned window, side aspect window, radiator and stone

feature fireplace with stone flag hearth, inset multi fuel stove and over the fireplace is a mantelpiece with oak panelling above. To the side of the fireplace are built -in bookshelves/open display shelves.

Dining Kitchen 5.63m x 4.74m (18'6" x 15'7") with exposed ceiling beams, side aspect stone mullioned window, rear aspect window, two radiators and quarry tiled flooring. Stone feature fireplace with raised hearth and inset multi fuel stove, to either side of the fireplace are built-in storage cupboards, one of which houses the oil fired central heating boiler.

The kitchen is fitted with a modern range of wall and floor mounted kitchen units, drawers and display cabinet with glazed panelled doors. Integrated Neff appliances include; fridge/freezer, double oven, four ring induction hob, wine fridge, washing machine and dishwasher. Work surface with upstands and integrated one and a half bowl sink unit. A partially glazed entrance door opens onto the rear of the property.

First Floor Landing with wide exposed floorboards, ceiling beams and wood panelling. Staircase leading to the second floor with understairs storage cupboard. Side aspect window and radiator. Doors lead to bedrooms one and two

and the shower room.

Bedroom One 5.9m x 4.46m (19'4" x 14'8") having stone mullioned windows to the front and side, exposed beams, decorative panelling with carved motifs, stone feature fireplace, wide exposed floorboards and radiator.

Bedroom Two 4.72m x 5.16m (15'6" x 16'11") overall measurements. Having exposed beams and timberwork, wide exposed floorboards, radiator, built-in storage cupboard and side aspect stone mullioned window.

Shower Room comprising a double walk-in shower cubicle with mains control shower, wash hand basin with vanity unit below and low flush w.c. Fully tiled walls, heated towel rail, side and rear aspect windows.

Second Floor Level opening into

Bedroom Four/Home Office/Dressing Room 5.86m x 4.39m (19'3" x 14'5") with exposed trusses and purlins, two rooflight windows, side aspect stone mullioned window and two radiators.

There is a short step ladder to a mezzanine area measuring 5.74m x 2.14m (18'10" x 7') housing the hot water cylinder and with a storage area under.

A door from bedroom four opens into

Bedroom Three 5.74m x 5.36m (18'10" x 17'7") again with exposed trusses and purlins, stone mullioned window, two radiators and stone feature fireplace.

THE ANNEXE/HOLIDAY COTTAGE

A stone built cottage style annexe adjoins the property and is approached through double glazed French doors which open into the

Kitchen 2.89m x 1.89m (9'6" x 6'3") comprising a modern fitted kitchen with wall and base units and drawers. Neff

integrated refrigerator, Hotpoint electric oven, Bosch four ring electric hob and CDA washing machine. Work surface with inset stainless steel sink and drainer unit. Recessed ceiling spotlighting, tiled flooring and rear aspect mullion window. Opening into an inner hall with bathroom and sitting room off.

Bathroom 1.82m x 1.64m (6' x 5'5") comprising bath with Triton electric shower over, low flush wc, pedestal wash hand basin, fully tiled walls, tiled flooring, heated towel rail and shaver point. Side aspect window, recessed ceiling spotlighting and extractor fan.

Sitting Room 3.62m x 2.96m (11'10" x 9'8") with beamed ceiling, double glazed window, radiator and entrance door. A staircase leading to the first floor opens into a

Double Bedroom 3.99m x 3.26m (13'1" x 11'6") with exposed beams and purlins, radiator and rooflight window. Fitted church pew creating a balustrade.

OUTSIDE

There is a fore-court garden with flagged seating area and gravelled beds. To the side of the neighbouring property there is a driveway, which 1 Tudor House has a right of way over, leading to the rear where there is allocated hardstanding for two cars. There is a small stone-built log store/outbuilding. Beyond which is an enclosed cottage style garden with paved seating areas and pathways, rockery, ornamental pond, rose archway and lawned area, well stocked with plants and shrubs. The rear garden takes full advantage of the open countryside views.

SERVICES

It is understood that mains electric, water and drainage are connected to the property. Oil Fired Central Heating.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the

property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band E.

EPC RATING

Not required as the property is Listed Grade II.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

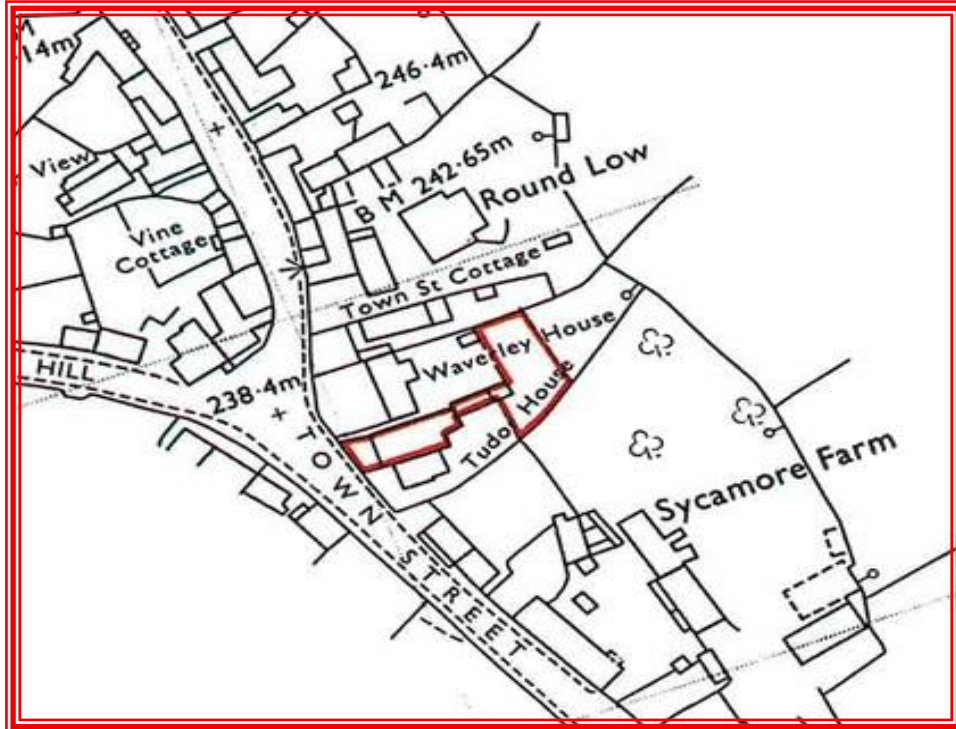
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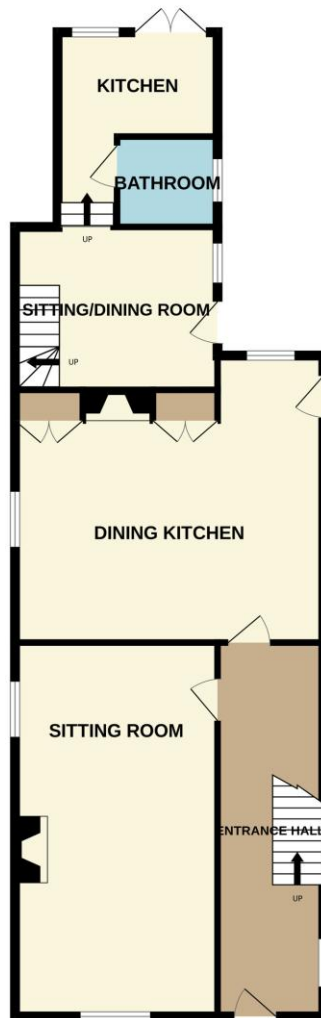








GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



2ND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 2473 sq.ft. (229.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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