



View Cottage, Darley Dale

View Cottage, Darley Dale







**View Cottage
Hallmoor Road
Darley Dale
Matlock
Derbyshire DE4 2HF**

With outstanding views over the Derwent Valley, View Cottage is an attractive well-proportioned residence with original features and charm.

It sits in extensive well maintained gardens and has the benefit of a detached coach house.

Viewing is recommended.

Location

View Cottage is situated on Hallmoor Road on the outskirts of the village of Darley Dale with wonderful views over the adjoining valley. Darley Dale offers a number of facilities to include primary school, post office, doctors practice, a choice of public house to name but a few, whilst the market town of Bakewell is a 10 minute journey and has an interesting and eclectic mix of shopping and dining opportunities.

For commuting, the property is within a comfortable drive from Sheffield, Chesterfield, Nottingham, Derby and Manchester. For those needing access to the railway network, stations are easily accessible at either Chesterfield or Derby.

Description

The property has been extended over the years with the original house constructed in early 1800's before being significantly extended in the early 1900's. It offers a traditional layout with many original features and character and has been extremely well maintained during the current owners tenure.

The property has the benefit of a coach house, currently utilised as garage with the first floor being used for storage, although it is quite evident that it has been occupied as residential accommodation in the past. The grounds are a particular feature of the property having a mix of formal gardens, informal gardens, water garden, woodland and the site of old greenhouses that may well lend to some form of future development (subject to planning).

The property extends in total to circa 1.72 acres.



The accommodation within the house is approached through a part glazed door leading into the hallway, with staircase off to the first floor. A drawing room lies to the left with an open fire and fitted cupboard with display shelves. A lounge to the right of the hallway is extremely comfortable with a particular feature being the stone fireplace and hearth, made of local stone and with electronic “dru” gas fire.

The kitchen has been recently refitted with bespoke units and granite worktops with integrated dishwasher, Bosch combi oven, fridge and freezer. A Britannia stove is a focal point and available by negotiation.

The dining room lies opposite, with open tiled fireplace and built in cupboard. The rear entrance hall has an extremely useful walk in pantry with range of fitted shelves leading onto a cloak room with WC, handbasin and range of built in cupboards with hanging rails and shelves. A utility room provides access to the garden and houses the central heating boiler with further range of built in cupboards, sink and plumbing for washing machines.

On the first floor a galleried landing is centrally located which gives access to the master bedroom suite with range of bespoke wardrobes having hanging rails, shelves, range of cupboards and bedside tables. The en-suite is fully fitted with bath, handbasin, WC and being fully tiled with large mirror and hidden shelves, together with heated towel rail.

Bedroom 2 has a range of built in wardrobes with shelves and windows to two elevations. Bedrooms 3 and 4 are both good sized double rooms, the latter having fitted wardrobes with hanging rails.

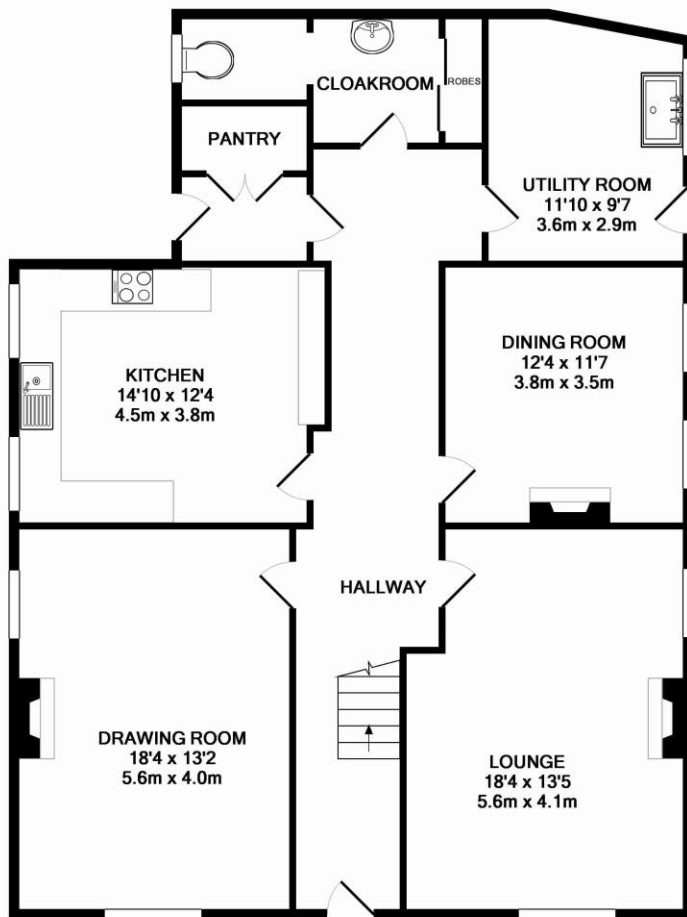


Bedroom 5 lies to the front and is currently utilised as office. The bathroom has a fitted suite with bath having shower over and pedestal handbasin, whilst the large airing cupboard has hot water cylinder and cold water tank and there is a further fitted cupboard with shelves. A cloakroom with wc lies off the landing. Finally, a box room is fitted with shelves, but this could easily be adapted to create a third bathroom or wet room.

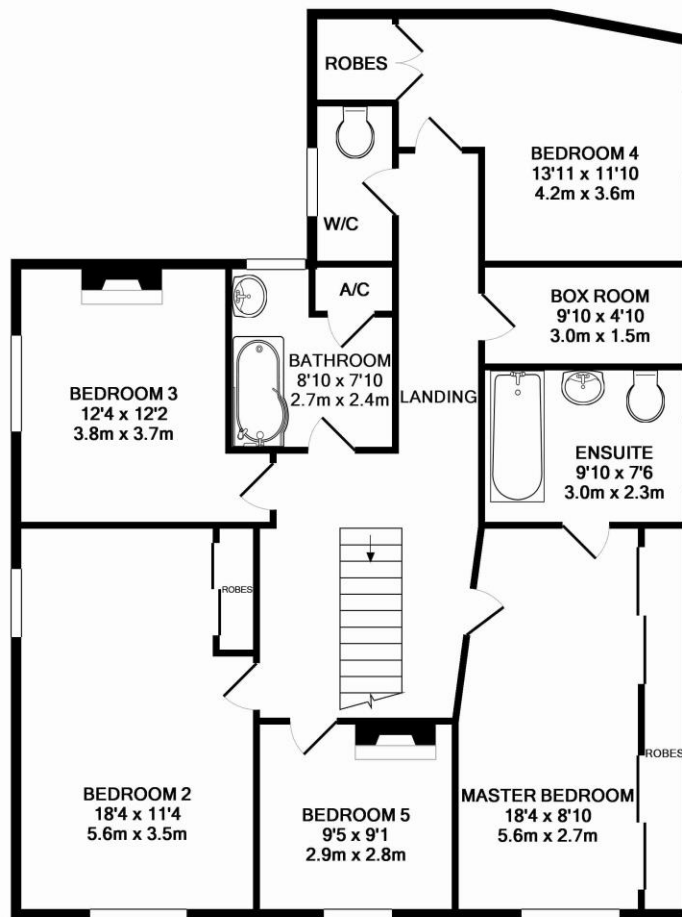
Externally, and as previously referred to, the coach house offers garaging for two cars, with each being independent and one having an up and over door and the other twin timber doors. A garden store completes the ground floor accommodation. On the first floor there are two separate rooms, each served off a landing. One has a fireplace and sink unit, with the other used as storage. The coach house does offer great opportunities for future development be it occupation as an annex, holiday cottage, studio etc.

The grounds are a particular feature of the property with formal gardens lying to the front and side of the house, the side also having a vegetable garden with greenhouse. An area of woodland lies adjacent to the driveway, whilst a water garden, area of rhododendrons and former kitchen garden complete the property on offer.





GROUND FLOOR
APPROX. FLOOR
AREA 1258 SQ.FT.
(116.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1184 SQ.FT.
(110.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2442 SQ.FT. (226.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2015



Services

Mains electric, water, gas and drainage are connected.

Fixtures & Fittings

The carpets, curtains, light fittings and Britannia stove are specifically excluded, but will be available by separate negotiation.

Tenure & Possession

The property is sold freehold with vacant possession upon completion.

EPC Rating

The EPC rating is E(45).

Method of Sale

The property is offered by Private Treaty.

Agents Note;

Bagshaws LLP have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property. These details are for guidance only and do not constitute part of the contract for sale. Buyers are advised to seek clarification on any points of particular interest, prior to pursuing their interest in this property.

For viewings & further information contact:

Bagshaws LLP Tel: 01629 812777

bakewell@bagshaws.com

www.bagshaws.com

