

A SPACIOUS AND CHARACTERFUL DETACHED COTTAGE

**NEW COTTAGE
THE SQUARE
PARWICH
DE6 1QJ**

**PRICE:
offers over
£392,000**



Occupying an enviable
position within a sought after
Peak Park village.



DESCRIPTION

This traditionally styled, stone and tile cottage property which is primarily double glazed and benefits from oil fired central heating is most delightfully situated within the very popular Peak Park village of Parwich convenient for the local facilities and amenities as well as the glorious countryside of the Derbyshire Dales.

Providing most pleasantly appointed and well proportioned three-bedroomed accommodation the cottage also provides three reception rooms with conservatory, guest cloakroom and comprehensively fitted kitchen. Outside there are most delightful primarily lawned and very private rear gardens together with useful car standing space behind electric gates.

Considered ideal for occupation by the professional couple or young family the property would equally suit those looking towards an active retirement or those seeking a high quality weekend or holiday retreat.

Early internal viewing is most enthusiastically encouraged.

ACCOMMODATION

An original panelled front entrance door leads to

Reception Hall having terracotta tiled floor, single panel central heating radiator and staircase off to first floor level. Deep shelved storage recess with coat pegs.

Ground Floor Cloakroom having ceramic tiled floor, fully tiled walls and fittings in white comprising low flush wc and wall mounted wash hand basin. Single panel central heating radiator, inbuilt mirror fronted shelved cupboard and access to deep spacious under stairs storage cupboard.

From the reception hall a small paned glazed door leads to



Dining Room or Snug 12'2" x 8'5" [3.71m x 2.56m] with oak effect floor, double panel central heating radiator and door with adjacent window to conservatory. From the dining room a short slight of steps leads up to



Sitting Room 17'6" x 10'5" [5.33m x 3.17m] maximum having sealed unit double glazed window to the front, sealed

unit double glazed French doors to the rear, two wall light points, beamed ceiling and most attractive fireplace wall with rustic brick fireplace and chimney breast, tiled hearth and flanking shelves. The brickwork extends to each side of the room with recessed alcoves and very heavy timber beam.



Conservatory approx. 13'10" x 7' [4.22m x 2.13m] being timber framed with sealed unit double glazing and having double opening doors to the rear garden. A small paned glazed door from the conservatory leads to



Principal Reception Room approx. 21' x 13' [6.4m x 3.936m]. This room has been formed by the incorporation of part of the original garage and could be variously utilised as a drawing room, dining room or study. It has a window overlooking the rear garden, most attractive Hopton Wood stone fireplace with matching hearth and extensive fitted book shelving.



Kitchen 12'5" x 8'6" [3.78m x 2.59m] with terracotta tiled floor and a comprehensive range of inbuilt units providing base and wall cupboards, matching drawer banks. Extensive polished granite work surfaces with inset stainless steel sink unit having pillar mixer tap and separate boiling water tap. Appliance space with plumbing for automatic washing machine, integrated dishwasher and recess for fridge/freezer. Oven housing with integrated Neff electric oven and flanking Neff four-burner ceramic hob set within a tiled recess having extractor hood over.

Return staircase to first floor level.

Bedroom One 15'9" [4.8m] max x 11'2" [3.4m] but with partially restricted head height, sealed unit double glazed window plus sealed unit double glazed Velux roof light, two wall light points, double panel central heating radiator and single panel central heating radiator. There are eaves storage cupboards fitted on the rear side of the room and a range of inbuilt storage drawers opposite.



Guest Bedroom Suite comprising

Bedroom 11'2" x 8'6" [3.4m x 2.59m] with single panel central heating radiator, range of inbuilt mirror fronted wardrobe and storage cupboards with fitted hanging rails and shelves and inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves. Access hatch to spacious loft storage area.

En Suite Shower Room having three piece suite in white comprising pedestal wash hand basin, shower with fully tiled walls and sliding shower screen doors and mains shower control. Low flush wc. Single panel central heating radiator.

Bedroom Three/Dressing Room having maximum overall measurements of 7'1" x 6'10" [2.16m x 2.08m] plus door recess. The room has sealed unit double glazed window to the front, single panel central heating radiator and is currently utilised as a dressing room having a range of spacious fitted bedroom furniture providing double and single wardrobes with rail and shelves, fitted dressing table with drawers and cupboard beneath.



Principal Family Bathroom being of spacious proportions with fittings in white providing pedestal wash had basin, bidet and low flush wc by Sanitan in Victorian style together with a panelled bath. Part tiled walls, single panel central heating radiator, sealed unit double glazed window.

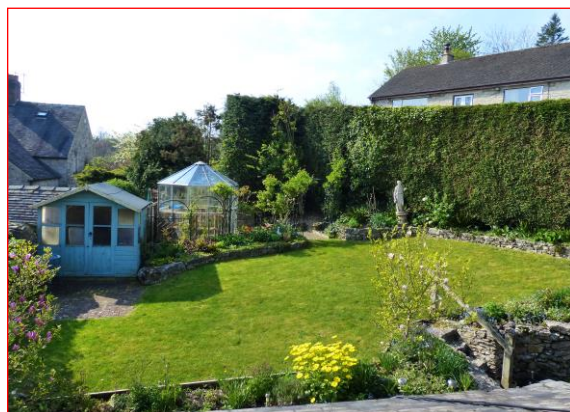
OUTSIDE

The property occupies a wide fronted plot bounded by natural stone walling with block paved pathway, gravel area and planted rose bed. A flanking block paved driveway leads through double opening electronic timber gates to a useful block paved side parking area.

A pair of double opening timber doors on the front of the house adjacent to the driveway gates open to provide access to the boiler room/store. Being originally part of the garage (the remainder of which is now incorporated into the principal reception room) this houses the free standing oil fired boiler for domestic hot water and central heating and provides a useful storage facility.

To the rear of the cottage there is a further block paved pathway area which in turn leads to the slightly elevated rear garden. This is laid primarily to lawn and approached by short flights of stone steps.

The garden affords a high degree of privacy and seclusion, includes timber summer house, aluminium framed greenhouse and block paved patio. This extends round to the other side of the property where there is a further area of elevated garden upon which stands a most useful timber garden shed.



SERVICES

It is understood that all mains water, electricity and drainage are connected.

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. Interested parties should note that the curtains and blinds currently in situ may be available to purchase subject to separate negotiation.



TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING band E

VIEWING

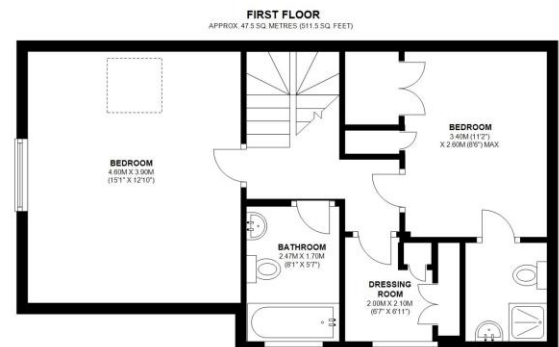
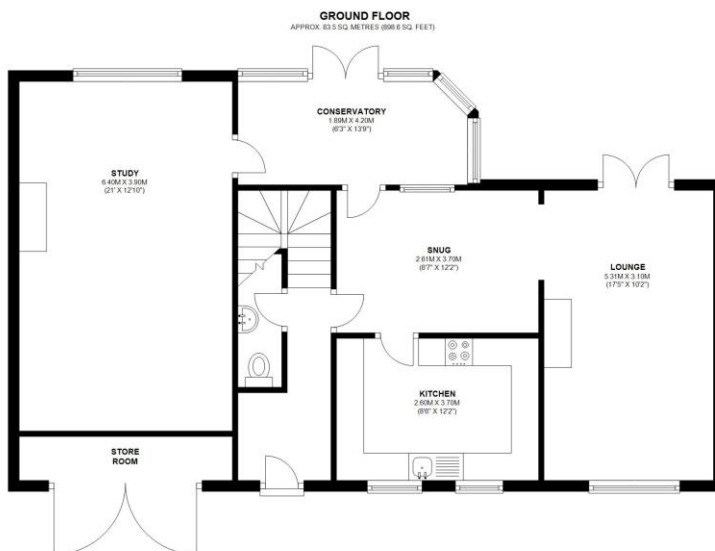
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a northerly direction along the A515 Buxton road. Continue for about 2 miles before turning right just before the Bentley Brook Hotel, signposted Bakewell. Continue along this road for about another 3.5 miles before turning left signposted Parwich. Proceed to the centre of the village passing the Sycamore Inn on the righthand side and following the road round to the left. Continue straight ahead towards the village school opposite which the property is situated.



Ref: FTA2131



TOTAL AREA: APPROX. 131.0 SQ. METRES (1410.1 SQ. FEET)
NEW COTTAGE, THE SQUARE, PARWICH, ASHBOURNE, DERBYSHIRE, DE6 1QJ

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.