

**3 EMBER LANE  
BONSALL  
NR MATLOCK  
DERBYSHIRE DE4 2AF**



**O A £335,000**

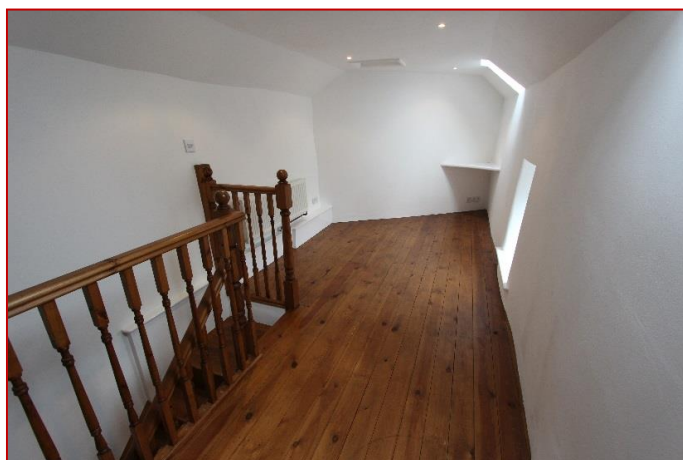
**A quality and characterful four bedroomed period cottage at the heart of this highly regarded village and offering ready access to the surrounding Derbyshire Dales and Peak District countryside.**

Formerly two terraced cottages and now providing a well proportioned four bedroomed home, the property offers versatility for those with a growing family or perhaps the professional or retiring couple in need of space for visiting guests or perhaps home office. This period stone-built property stands within rendered elevations and has seen sympathetic modernisation and enhancement through recent years to create a modern home of great character and style. The spacious accommodation is complemented by easily managed cottage gardens, a separate enclosed yard and outside store.

Set well back from any main thoroughfare yet only a short walk from the village church and well regarded primary school. There is also ready access to the delights of the surrounding upland countryside. The local road network provides good communications to the neighbouring market towns of Wirksworth, Matlock and Ashbourne with nearby Cromford providing a wide range of village shops. The wider centres of employment to include the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Delightful four bedroomed character cottage
- Highly regarded village location
- Sympathetic modernisation throughout
- Solid fuel cast iron stoves
- UPVC double glazing
- Gas fired central heating
- Utility and downstairs WC
- Cottage garden, enclosed yard and outside store
- Viewing highly recommended





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## ACCOMMODATION

From Ember Lane there are two front doors providing external access, the higher one opens directly to the ...

**Sitting Room** – 5.03m x 4m (16' 6" x 13' 2") average and from where the character and style of the property is immediately evident. A period stone fireplace is inset with a Clearview solid fuel cast iron stove. Herringbone parquet style hardwood floor and the spacious room has a dual aspect with a front facing window and a UPVC fully double glazed door leading to the rear yard area.

From the sitting room, three steps lead down to the ...

**Dining Room** – 4.5m x 3.7m (14' 10" x 12' 2") with front aspect window and fully glazed external door allowing good natural light. A substantial and elegant period fireplace with deep lintel and carved mantel sites a Clearview cast iron solid fuel stove. There is a beamed ceiling, dark wood laminate flooring and stairs which lead off to the **first floor**.

An open doorway leads off to the ...

**Kitchen** – 2.48m x 3.51m (8' 2" x 11' 6") with windows to each side, painted fireplace with Living Coal stove type gas fire, modern pot sink set to a woodblock work surface with cupboards beneath, single ceiling beam, built in pine fronted cupboards and woodgrain effect flooring in the herringbone pattern.

A small door leads off the kitchen to the ...

**Utility Room** – 5.82m x 2.35m (19' 1" x 7' 9") average. A particularly useful room of an interesting shape having plumbing for an automatic washing machine, two windows, terracotta style tiled floor and a beamed ceiling. Within the utility room is a **cloak room** which is fitted with a WC and wash hand basin.

Stairs lead from the utility room directly to guest ....

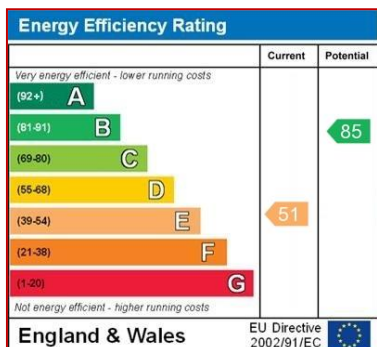
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**Bedroom 4** – 5.82m x 2.35m (19' 1" x 7' 9") providing versatile and valuable additional space whether used as a fulltime bedroom, study or hobby room the angled walls have small windows to two elevations and two Velux roof lights.

Taking the stairs from the dining room, they rise to a split-level **landing**.

**Bathroom** spacious and well fitted with an elegant white suite to include freestanding bath with shower above, pedestal wash hand basin and low flush WC. Lino flooring, towel radiator and window to the side.



**Bedroom 1** – 3.56m x 3.71m (11' 8" x 12' 2") a front facing double room with access to the **roof void** and feature cast iron fireplace.

**Bedroom 2** – 3.23m x 2.59m (10' 7" x 8' 6") a rear facing room with oak laminate floor and built in wardrobe.

**Bedroom 3** – 4.03m x 2.35m (13' 3" x 7' 9") a front aspect double room with **roof void** access.

## OUTSIDE

A delightful cottage garden, which is accessed from the utility room, where there is a lawn and patio together with shrub and border planting. Within the garden there is also a naturally fed stone well. There is a delightful aspect to the rear across adjacent fields which surround the village.

From the sitting room there is access to a smaller garden area, ideal as a utility yard and includes a stone built **outside store**.

**NOTE:** Whilst there is no allocated parking to the property, on street parking is available nearby.

**TENURE** – Freehold.

**SERVICES** – All main services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band D.

**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take the A6 south to Cromford, turning right at Cromford crossroads. Turn right again onto the Via Gellia road. Continue for around one mile before turning right as signed Bonsall. Rise up the hill and continue to the centre of the village, passed the first memorial. Continue up Yeoman Street before turning right at the cross and Kings Head pub into Church Street. Continue for around 100m and Ember Lane leads off to the left opposite the church. No. 3 can be found on the left hand side identified by the Agent's For Sale board.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

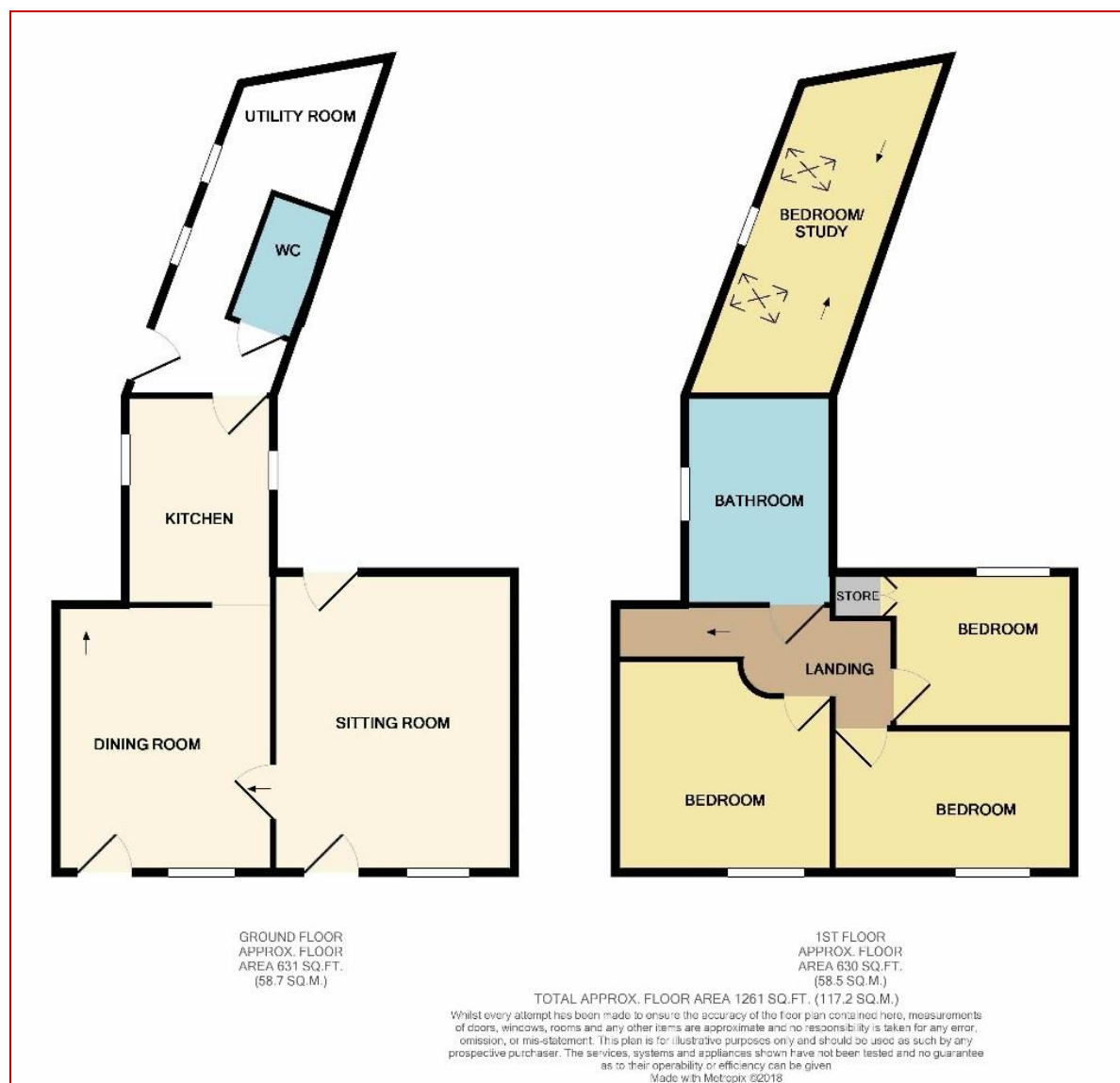
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EPC Graph

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## Floor Plan



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