

**A MOST DELIGHTFULLY SITUATED COUNTRY COTTAGE**

**BRUNSWOOD  
KNIVETON  
DE6 1JF**



**PRICE: O/A £335,000**

An interesting, individual and characterful property in a delightful setting.



## DESCRIPTION

We are delighted to offer to the market this most charming country cottage property which offers most pleasantly appointed, spacious and flexible accommodation in a delightfully peaceful, rural setting.

The property which is partially double glazed benefits from solid fuel central heating from a superb wood burning stove and retains many original features whilst providing comfortable and flexible accommodation which offers tremendous scope for further adaptation, alteration or extension (subject to any necessary consents). Ideal for occupation by the professional couple or family looking to live in a quiet rural environment the property briefly comprises living/dining room, sitting room, fitted kitchen, utility room, 'L' shaped conservatory, study/snug. At first floor level large landing bedroom, two further bedrooms and spacious bathroom. Outside there are good sized garden grounds, ample car standing and useful brick outbuilding/store.

Viewing highly recommended.

## ACCOMMODATION

A studded, ledged and braced door leads through to



**Living Room** 13'6" x 10'10" [4.11m x 3.3m] having quarry tiled floor, one wall in exposed rustic brickwork and one wall with exposed timber framing. Beamed ceiling. Feature rustic brick arched fireplace with flanking, matching arch, raised brick hearth and fitted cast iron solid fuel and log burner stove incorporating back boiler for domestic hot water and central heating. Leaded glazed window to the front.



**Sitting Room** 13'6" x 11' [4.11m x 3.35m] having oak floor, beamed ceiling and two upvc sealed unit double glazed windows. Wall light point and feature rustic brick fireplace with recessed fire grate and stone mantel.



**Breakfast Kitchen** approached from the Living Room via an original pine door 15'9" x 8'10" [4.8m x 2.69m] and again has quarry tiled floor and is fitted with a comprehensive range of good quality units providing base cupboards and wall cupboards, drawer bank and ample round edge work surfaces having inset four burner electric hob and extractor hood over. Corner shelf unit, larder cupboard, ceramic tiled splash backs and sealed unit double glazed leded window with views towards Dovedale and Thorpe Cloud. There is an oven housing with integrated NEFF electric oven and fitted Panasonic microwave. Inset one and a half bowl sink unit with mixer tap.

**Inner Hallway** 8'3" [2.51m] maximum x 5'2" [1.57m] being open plan from the kitchen and having night storage heater, connecting door to the conservatory and door to

**Utility Room** 9' x 5'6" [2.74m x 1.68m] with quarry tiled floor, two sealed unit double glazed leded windows and matching door to the exterior rear. Fitted single drainer stainless steel sink unit with mixer tap, flanking work surfaces and double base cupboard beneath. Plumbing for automatic washing machine.



**Conservatory** accessed from the Inner Hall via a upvc sealed unit double glazed small pane door the conservatory is 'L' shaped and measures 19' x 8' [5.79m x 2.44m] and 11'6" x 9'3" [3.5m x 2.82m]. being brick based with a upvc sealed unit double glazed superstructure the conservatory has a limestone tiled floor, night storage heater, door to the rear garden and double opening French doors to the side garden.

The conservatory encloses a most delightful study or **Snug** 12'2" x 9' [3.71m x 2.74m] with wall light point, inbuilt bookshelf and cupboard and floor to match the

conservatory. One wall is in painted exposed stonework.



Staircase to first floor level.

**Open Plan Landing** 11'6" x 11' [3.5m x 3.35m] with stripped pine floor, double panel central heating radiator and leaded glazed window to the front. There is a feature original cast iron fireplace with exposed rustic brick chimney breast. Beamed ceiling.



**Bedroom One** 13'6" x 11'2" [4.11m x 3.4m] with stripped pine floor, double panel central heating radiator and beamed ceiling. Upvc sealed unit double glazed leaded window. Original cast iron decorative fireplace and beamed ceiling. The bedroom features a range of inbuilt bedroom furniture comprising two double opening wardrobes.



**Bedroom Two** 12' x 9'4" [3.66m x 2.84m] having two sealed unit double glazed leaded windows with the window to the rear enjoying particularly delightful views over open countryside towards Dovedale. One wall in painted brickwork, one wall in exposed painted stonework. Stripped pine floor. Double panel central heating radiator.



**Bathroom** 14'6" x 8'3" [4.42m x 2.51m] having two sealed unit double glazed windows, stripped pine floor and three piece suite in white comprising jacuzzi panelled bath with over bath mains control shower and glazed shower screen. Pedestal wash hand basin, low flush wc. Double panel central heating radiator. Inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater.



## OUTSIDE

The property occupies a very rural location and stands in a good sized plot with gardens which are primarily lawn to the front, side and rear. Immediately to the front of the cottage is a courtyard garden which features a rockery and heather border and also an original deep well. The extensive side garden is laid primarily to lawn but also has specimen shrub and evergreen borders as well as mature trees, garden pond and further car standing. There is a detached brick and tile workshop/store and adjacent vehicle hard standing. The lawned garden area continues around to the rear of the cottage where there is a block paved patio area with further small lawn adjacent to the kitchen.

The property immediately adjoins and overlooks open agricultural land and also enjoys extensive open countryside views.

## SERVICES

It is understood that all mains services are connected.

## COUNCIL TAX

For Council Tax purposes the property is in band D.



## 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

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.

## DIRECTIONS

From Ashbourne town centre leave in a north-easterly direction along the B5035 Wirksworth to Matlock road. Proceed for almost 2 miles when the Ketch public house will be noted on the righthand side of the road. Turn immediately left just after the chevrons along the driveway passing the farm outbuildings and then take the first left again and Brunwood will be noted a little further along on the righthand side.

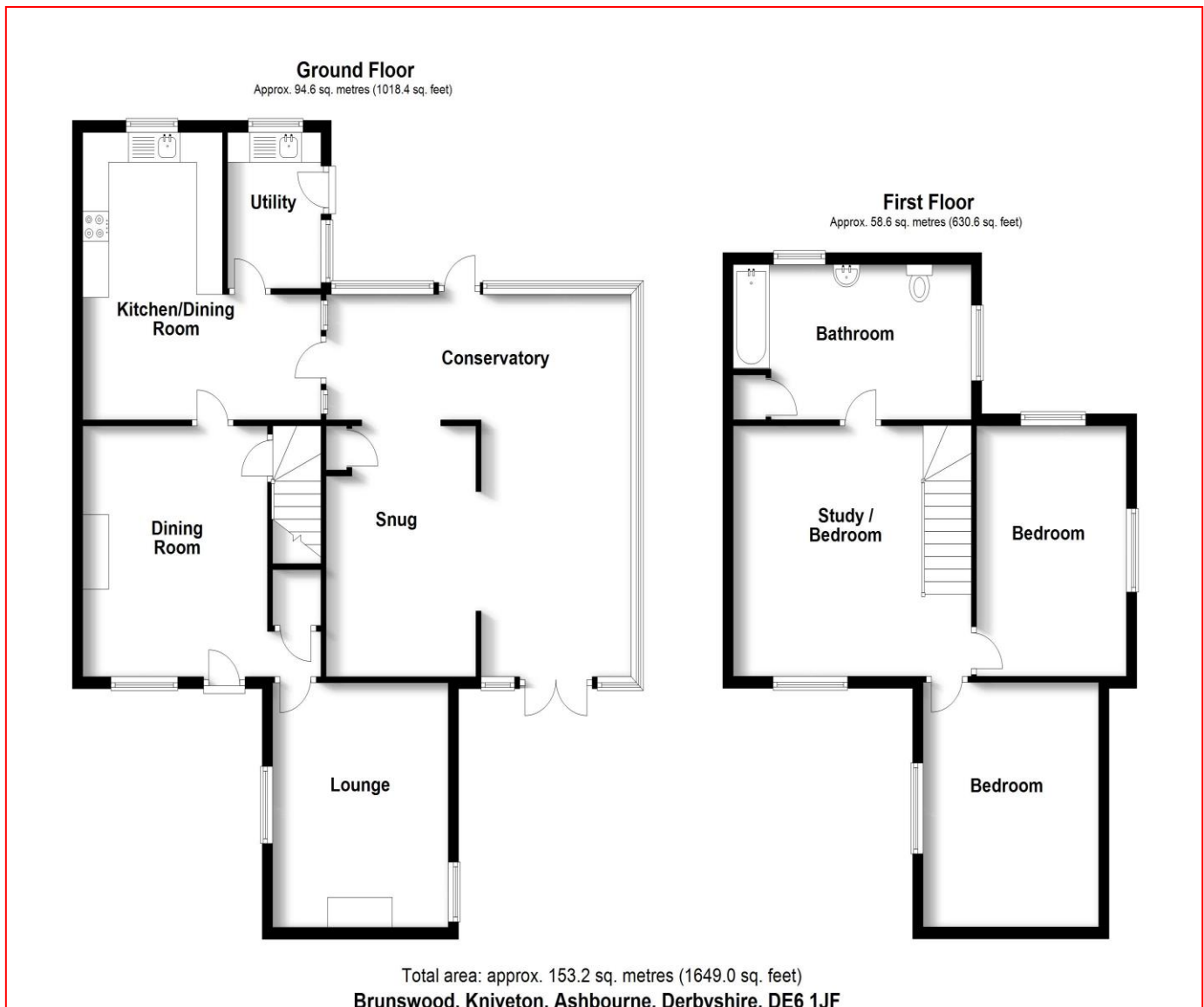


## EPC RATING tbc

## VIEWING

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

Ref: FTA2208



[www.fidler-taylor.co.uk](http://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.