

**THE OLD CHAPEL
IBLE
GRANGE MILL
NR MATLOCK
DERBYSHIRE DE4 4HS**



O A £275,000

An interesting and attractive stone built detached cottage within a rural farming hamlet on the fringe of the Peak District National Park.

A former chapel in its history, and Grade II Listed, this charming stone cottage presents an excellent opportunity for those seeking an individual and modest sized home and for those who will appreciate ready access to open countryside. Situated at the heart of this rural hamlet, the cottage is neighboured by working farms and open moorland countryside which provides excellent walking from the doorstep, The Limestone Way passing through nearby.

The cottage and accommodation has been well maintained through the years although offers scope for some updating and possible adaptation to suit an owner's needs. Externally there are delightful cottage gardens, informally laid out and with the added benefit of a small paddock enclosure suitable for small scale livestock keeping.

The local road network provides good road communications to the neighbouring market towns of Matlock, Ashbourne and Bakewell whilst the employment centres of Chesterfield, Sheffield and Derby all lie within daily commuting distance.

- Attractive stone cottage
- Rural farming hamlet location
- Two bedrooms
- Grade II Listed
- Scope to update
- Delightful gardens
- Parking
- Superb views
- Excellent walking from the doorstep
- Viewing highly recommended



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





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ACCOMMODATION

A trellised porch shelters a panelled front door which features an attractive stained leaded glass pane with bird motifs. The front door opens to a:

Sitting and Dining Room – 7.41m x 4.54m (24' 3" x 14' 9") measured overall. An excellent family living space with the opportunity created for a formal dining area if required. The character room includes three multi-paned windows allowing natural light from the front and side and views beyond the farmyard towards the wooded slopes of the Via Gellia. There is a beamed ceiling, combination heating, stairs leading off to the **first floor** and as a focal point to the room, a stone chimney breast with display plinths to each side and a deep hearth which sites a multi-fuel stove, the stove being linked to the hot water and central heating.

A paint washed panel door opens to an **inner lobby** with storage cupboard, and opening to the:

Breakfast Kitchen – 3.5m x 2.9m (11' 5" x 9' 5") being fitted with a range of cupboards, drawers and work surfaces, a white sink unit and integral appliances to include a ceramic hob, stainless steel extractor canopy and built in eye level oven and grill. There is a multi-paned window to the **utility** at the side and a similar door.

Utility Room – 2.7m x 2.3m (8' 8" x 7' 5") maximum. An L shaped room providing a secondary access from the side of the house, close by the driveway via a part glazed panel door with brass knocker. There is a quarry tiled floor, plumbing for an automatic washing machine, work bench and windows to two sides.

From the lobby, a similar panelled door leads off to the:

Bathroom fitted with a white suite to include low flush WC, pedestal wash hand basin and panelled bath with Edwardian style mixer shower taps. There is an attractive leaded glazed window to the side and central heating radiator.

From the sitting room, a flight of open tread stairs with polished hand rail and turned spindles, rise to the first floor **galleried landing** which winds past built in storage cupboards to the principal:

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Bedroom 1 – 4.18m x 3.45m (13' 7" x 11' 3") a good double bedroom space, not enclosed from the landing, and incorporating further built in storage with louvre doors. To one corner, an airing cupboard houses the foam lagged hot water cylinder fitted with an emersion heater, Velux roof light and picture window to the gable wall.

Bedroom 2 – 3.12m x 2.21m (10' 2" x 7' 2") an enclosed room suitable as a guest bedroom, dressing or hobby room. The room has tongue and groove panelled walls and Velux roof light.

OUTSIDE

The Old Chapel stands at the centre of this hamlet, across from a working farm and boasts delightful gardens and grounds which offer ample opportunity for the keen gardener and hobby livestock keeper. A gated pebbled driveway provides car standing to one side of the house and, to the front and side, cottage gardens are informally planted and include flagged paths, small lawns, specimen trees, borders, ornamental pond and display areas suitable for pot planting.

To the side, there is a **timber workshop**, low **stone fuel store** and pathways which wind through the larger rear gardens which gently slope up away from the house and presently laid to grass, set around shrub screens. A second fishpond is in a delightful position to enjoy the day's sun and with views across the cottage rooftop towards the slopes of the Via Gellia. Above the pond, there is a small paddock enclosure with walled and fenced boundaries, suitable for small livestock, pony, goats or chickens perhaps. All in all the land borders the open countryside where there is ready access to moorland walking, with the Limestone Way passing very close by.

TENURE – Freehold.

SERVICES – Mains electricity and water are available to the property. Drainage is by way of private septic tank. There is a combination of heating including electric night storage heaters and solid fuel stove with boiler. Not specific test has been made on the services or their distribution.

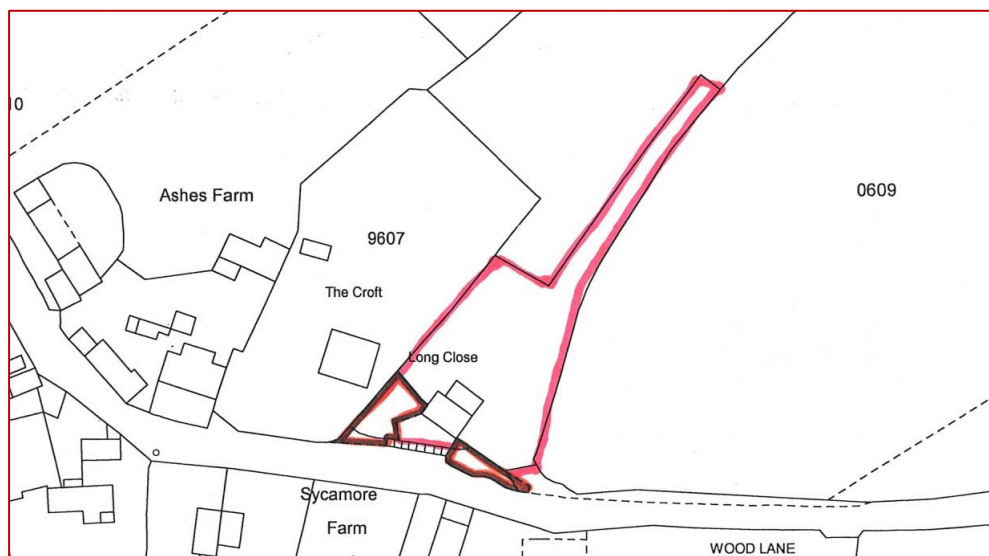
COUNCIL TAX – Band C.

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 the crossroads and right again into the Via Gellia Road. Proceed for about two miles rising gradually along the Via Gellia to Grange Mill. Turn right at Grange Mill then right again as signed lble. Rise up the hill, keeping right and on into the village. The Old Chapel can be found set up from the roadside on the left and identified by the Agent's For Sale board (opposite barns).

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

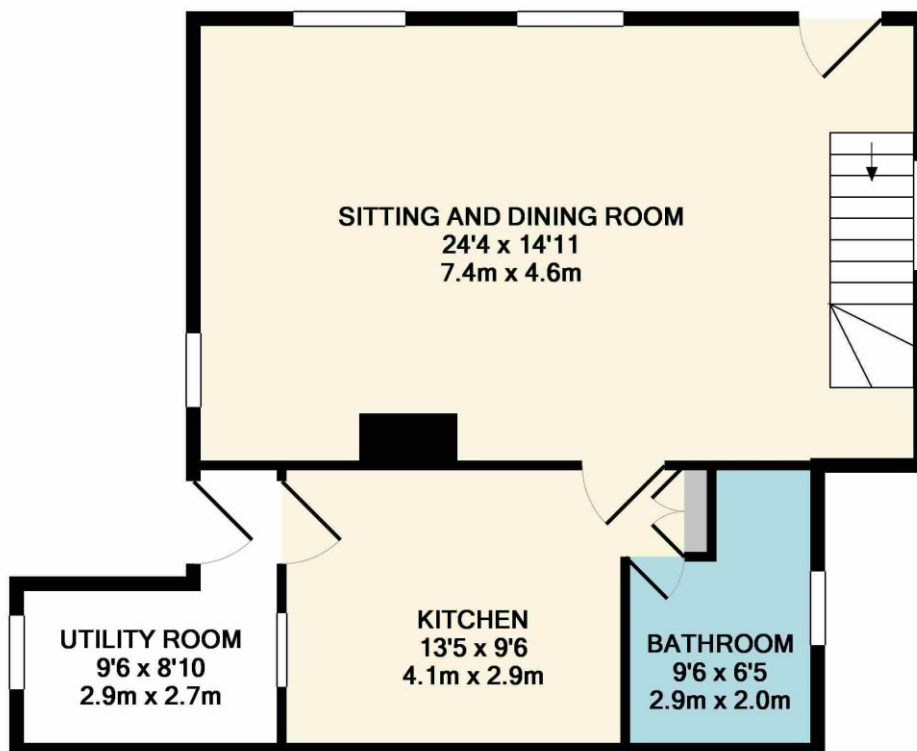
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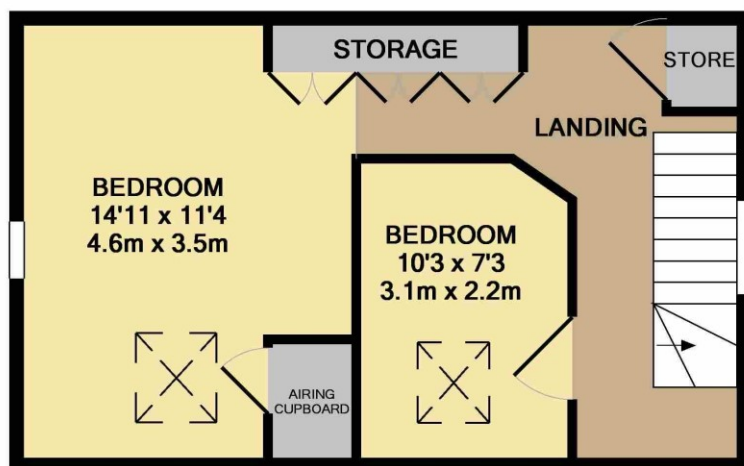
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 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
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