

**1 ROSE COTTAGES
UPPERTOWN
BONSALL
NR MATLOCK
DERBYSHIRE DE4 2AW**



O A £179,950

A charming and modernised cottage within a sought after rural hamlet on the fringe of the Peak District National Park.

This attractive cottage has benefitted from a programme of modernisation and extension to present a quite spacious character home which offers more than being one bedroomed might suggest. A well fitted kitchen has ample space for a breakfast table whilst the spacious sitting room provides further option to create a dining area if required. The double bedroom is complemented by a similar good sized and well appointed bathroom. Externally there is a patio area and extended garden which enjoys delightful views across the moorland fields. A private parking bay provides a valuable added benefit.

Uppertown is a traditional rural hamlet above the equally favoured village of Bonsall on the south eastern fringes of the Peak District National Park. A village cafe and pubs are available in Bonsall with a larger range of village facilities in neighbouring Cromford, lying around two miles away. Good road communications lead to the nearby market towns and centres of employment to include Matlock four miles, Ashbourne eight miles and Bakewell nine miles.

- Charming cottage
- Sought after rural hamlet
- Well fitted kitchen
- Spacious living room
- Good sized double bedroom and bathroom
- Patio garden
- Delightful views
- Private parking bay
- 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





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.

ACCOMMODATION

A UPVC double glazed front door opens to the:

Sitting Room – 6.1m x 3.33m (20' x 10' 9") measured overall. The front area having a UPVC double glazed window, arched stone display recess, three wall light points and as a focal point, a modern polished marble cream fireplace inset with a living coal electric fire. The rear portion of the room has stairs which lead off to the **first floor**, built in broom cupboard, recessed halogen down lighting and two steps rising to the:

Breakfast Kitchen – 3.1m x 2.71m (10' 2" x 8' 9") fitted with a range of modern oak fronted cupboards and drawers plus work surfaces which incorporate a stainless steel sink unit. There is a position for a freestanding gas cooker and plumbing for an automatic washing machine. With ceramic tiled floor, two Velux roof lights allowing excellent natural light through the part lofted ceiling whilst a window and half glazed door allow further light and access to the patio and gardens.

Taking the stairs to the first floor landing, there is access off to:

Bedroom – 3.3m x 3.15m (10' 8" x 10' 3") with high ceiling having access to the **roof void** and front facing window.

Bathroom – 3.1m x 2.13m (10' 2" x 6' 10") fitted with a modern white suite to include pedestal wash hand basin, low flush WC and shaped bath with electric shower fitting above and curved glass screen. There is an electric shaver point, vanity mirror and Velux window.

OUTSIDE

A slim forecourt entrance is sheltered behind an attractive drystone wall with gated access to the front door. At the rear, steps rise from a yard to a patio terrace from where delightful views are gained across the fields and moorland adjacent to the village. There is the added benefit of an easily managed grassed garden area which extends from the patio.

The cottage also has the rare advantage of a private parking bay, directly opposite the cottage on Uppertown Lane and identified with a block paved finish.

TENURE – Freehold.

SERVICES – All mains 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 B.

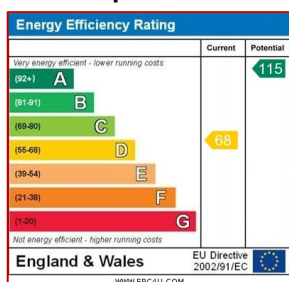
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square take the A6 south to Cromford, turning right at the crossroads into the market place. Turn right again into the Via Gellia and follow the road for around one mile before locating the next right turn as signed Bonsall. Rise up the hill and continue through the village, rising all the time until you reach the upper end of the village. Turn left as signed Uppertown, follow the road up and on entering the hamlet by Uppertown Lane, 1 Rose Cottages can be found on the right hand side.

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

Ref: FTM9733

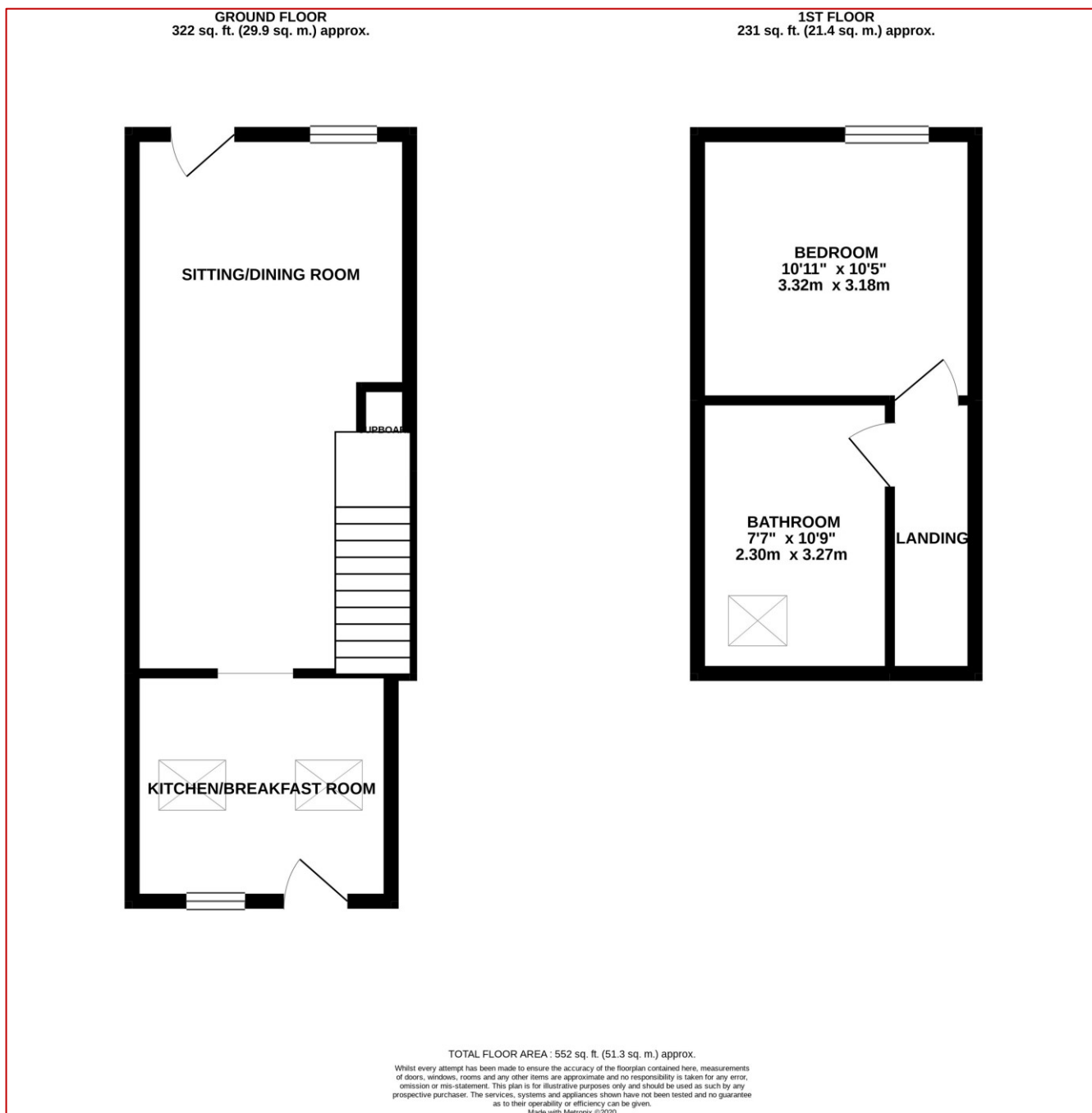
EPC Graph



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.

Floor Plan



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.