

**RED LION COTTAGE
MAIN STREET
ELTON
MATLOCK
DERBYSHIRE DE4 2BW**



O A £199,950

A Grade II listed character cottage offering well proportioned two bedroom accommodation and situated at the heart of this popular Peak District village.

Enjoying a central village position, handy for access to the delights of the surrounding upland countryside and the wider Peak District, this attractive detached cottage presents an excellent opportunity for those seeking a characterful yet easily managed home. Built of natural stone beneath a stone tile roof and featuring cutstone kneelers, quoins and window surrounds, the cottage is Grade II listed and deemed of historic and architectural importance. The modernised accommodation is sympathetically finished, including replacement sash windows and gas fired central heating, whilst retained fireplaces, ceiling beams and flagstone floor to the sitting room all add character and interest. With little by way of outside space, the cottage is considered low maintenance suitable as an easily managed full-time home or second home.

Elton is an upland village within the Peak District National Park from where good road communications lead to the neighbouring market towns of Matlock, Bakewell, Ashbourne and Chesterfield, whilst the cities of Sheffield, Derby and Nottingham lie within daily commuting distance. The wider recreational delights of the Derbyshire Dales area are also close at hand.

- Delightful Grade II listed cottage
- Well proportioned and modernised accommodation
- Characterful features
- Two double bedrooms
- Popular Peak District village
- Central location
- Viewing highly recommended

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



PHOTO GALLERY:



ACCOMMODATION

Set to a custone surround, a panelled and part glazed door opens directly to the flagged...

Sitting room – 4.18m x 3.67m (13' 9" x 12' 1") with stone floor, feature fireplace and multi-paned sash windows to two elevations. A high level cupboard houses the electric meters.

Dining kitchen - 4.35m x 3.66m (14' 4" x 12' 1") accessed from the sitting room and with a separate external access from the front of the house. The room offers ample scope for daily dining. There is a range of modern cupboards, drawers and work surfaces, together with stainless steel sink unit, position for an automatic washing machine or dishwasher and a gas cooker point. There is a built-in cupboard, substantial painted stone fireplace

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and sash window. A further door leads through an **inner hall** from where stairs lead off to the first floor and a second door opens to a...

Utility room – 3.62m x 2.40m (11' 11" x 7' 11") with a full width work bench and cupboards beneath, plumbing for an automatic washing machine and to one wall the gas fired combination boiler which serves the central heating and hot water system. There are revealed fireplace lintels and beam to the internal wall, multi-paned sash window and door to a useful under stairs cupboard.

From the inner hall stairs rise to the first floor **landing** which extends to provide access to the bedrooms and bathroom.

Bedroom 1 – 4.23m x 3.71m (13' 11" x 12' 2") with period roof beams and access to the roof void. Similar windows to the front and side allow good natural light...

Bedroom 2 – 4.45m x 2.62m (14' 7" x 8' 7") a second double bedroom with a boarded floor, window to the side, exposed purlin and roof void access. A further feature of the room is a painted stone fire surround with wooden mantel, inset with an ornate cast fireplace having a raised central basket and stone slab hearth.

Bathroom – 3.63m x 2.44m (11' 11" x 8') a good sized room fitted with a modern suite to include low flush WC, pedestal wash hand basin and panelled bath having mixer shower taps. Exposed purlins, window to the gable wall and a built-in linen store.

OUTSIDE

Attached to the building on the rear gable is an outside store.

TENURE – Freehold.

SERVICES – The property is effectively sold as seen. Our clients do not intend to undertake any further works at the property unless any matter arises which is deemed unsafe. No specific test has been made on services or their distribution.

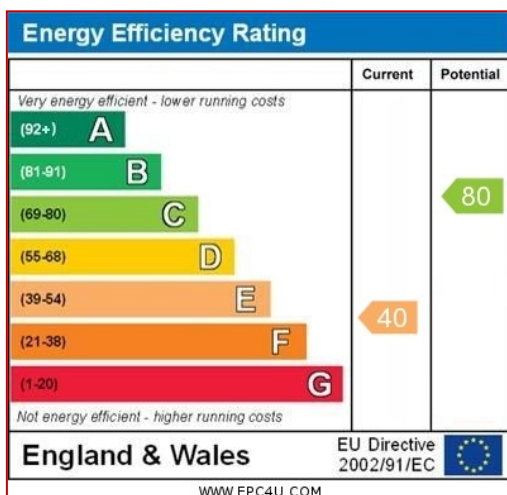
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take the A6 north travelling to Darley Dale. After passing St Elphin's Park turn left into Old Road and continue to the Four Lane Ends. Turn left at the crossroads and continue across Darley Bridge, up through the village of Wensley, on to Winster and continue straight ahead. After leaving Winster at the following junction drive straight ahead and continue into Elton. Red Lion Cottage can be found on the left hand side, just beyond the turn into Ivy Lane.

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

Ref: FTM9761

EPC GRAPH



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FLOOR PLAN



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