

**33 YEOMAN STREET
BONSALL
NR MATLOCK
DERBYSHIRE DE4 2AA**



O A £299,950 – No Chain

An attractive character village residence, with garage, outbuildings and garden.

Standing at the heart of this sought after village, with ready access to the delights of the Derbyshire Dales and neighbouring Peak District countryside, this interesting period property offers an excellent opportunity for those seeking a character home and those appreciative of the rare advantages offered by garage and workshop space.

Being stone built with an attractive brick front elevation, the house is believed historically to have formed part of a row of village shops. The house is adjoined by stone outbuildings, which include a substantial garage with arched coach doorway, separate workshop and store, all of which offer potential for a number of uses. The internal accommodation includes three reception rooms and three bedrooms (two linked) all of elegant proportion with high ceilings, sash windows and other character features which are complemented by pleasant gardens. All in all, a home of vast potential.

Bonsall lies amidst the rolling Derbyshire Dales countryside, just outside the boundary with the Peak District National Park. The village offers a thriving community, respected primary school, shop, church and two public houses. Wider village and market town amenities are available in Cromford (two miles), Wirksworth (three miles), Matlock (five miles), whilst the cities of Sheffield, Derby and Nottingham are all within daily commuting distance. Access to public transport is readily available.

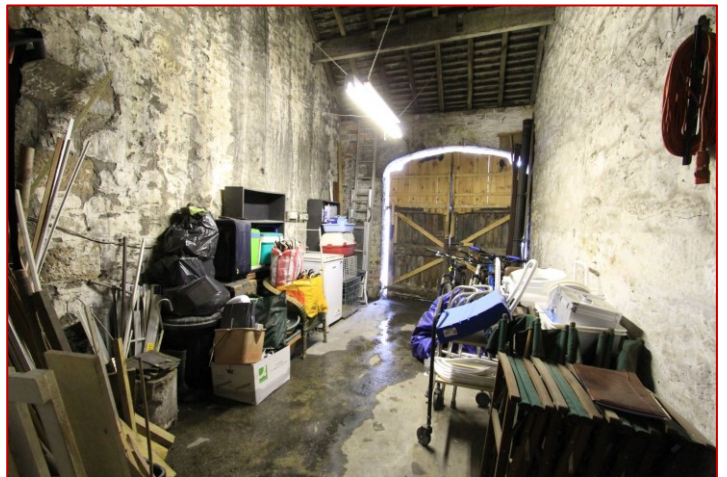
- Attractive period property
- Sought after village location
- Garage
- Outbuildings
- Garden
- Three bedrooms
- Three reception rooms
- Respected primary school
- Viewing highly recommended



RICS

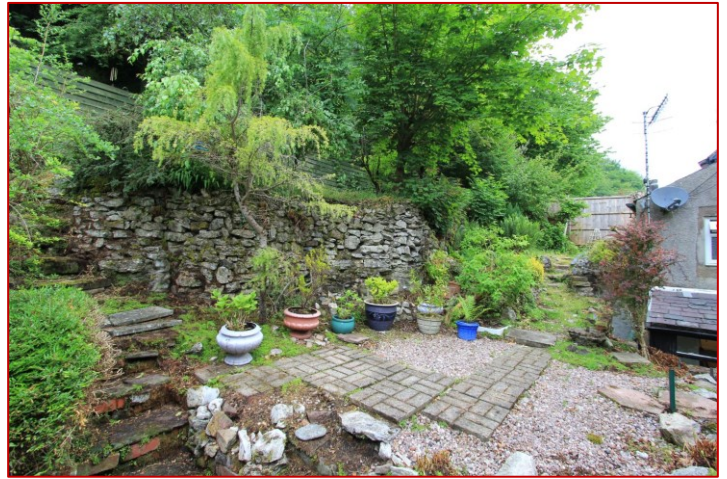
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ACCOMMODATION

A traditional four panel door with period coloured leaded light above, opens to an **entrance hallway** with partitioned stairs leading off to the **first floor**. Built in storage cupboards and doors to the **reception rooms** and **kitchen**.

Sitting Room – 3.61m x 4m (11' 8" x 13') featuring broad multi-paned windows to the front and a brick fireplace with raised hearth set to a painted brick chimney breast.

Living Room – 4.03m x 3.53m (13' 2" x 11' 6") average. With separate access from the hall and an open doorway to the adjacent **dining room**. There are two single glazed windows to the front with fitted cupboard seats beneath a high level meter cupboard.

Dining Room – 4m x 3.02m (13' x 9' 9") with a similar front facing window and separate external door from Yeoman Street and, again, featuring part leaded glazed above. To one corner, a painted feature stone fireplace.

Kitchen – 4.3m x 2.26m (14' 1" x 7' 4") fitted with a range of low level cupboards and work surfaces together with additional high level storage and display shelving. There is a 1½ bowl composite sink unit and a floor standing gas fired boiler which serves the central heating and hot water system.

The kitchen provides access to the rear gardens via a multi-paned stable door. The door is single glazed from half height with a tiled work bench and plumbing for an automatic washing machine.

From the entrance hall, stairs rise to the first floor **landing** having access to the **roof void** and a deep walk-in **storage cupboard**.

Bedroom 1 – 4.15m x 3.96m (13' 6" x 12' 10") a good double bedroom with front aspect sash window and full height built in wardrobing.

Bedroom 2 – 4.43m x 3.56m (14' 5" x 11' 7") a second double bedroom with built in wardrobe above the stair well and two sash windows allowing good natural light from the front. Ceiling and over bed lighting and a traditional four panel door to:

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Bedroom 3/Study – 4.4m x 3.05m (14' 4" x 10') with sash window to the front. Whilst currently enjoying access from bedroom 2, there is opportunity to extend the landing and create an independent access if required.

Bathroom fitted with a five piece suite to include bidet, low flush WC, panelled bath with mixer shower unit, separate walk in shower cubicle and a broad wash hand basin set above a low level cabinet. A built in cupboard with louvre doors houses the foam lagged hot water cylinder being fitted with an emersion heater. UPVC double glazed window to the side and wall mounted electric heater.

OUTBUILDINGS – Adjoining the property are an excellent range of stone outbuildings:

Garage – 5.34m x 3.16m (17' 5" x 10' 4") a tall space with lofted roof and a pair of high wooden doors, electric power and suspended strip lighting.

Workshop – 4.06m x 3.6m (13' 3" x 11' 8") a similar double height building with broad wooden personnel door from the roadside and a UPVC double glazed window.

Store – 4.19m x 3.38m (13' 7" x 11' 1") positioned at the rear of the garage and workshop and with a stepped access to the first floor utilised as a potting shed with WC. An eclectic building, part tiled and part Perspex roof and to one corner an enclosed WC.

GARDENS

A garden lies quite secluded to the rear of the property, slightly raised and set across two main levels. Pebbled and paved seating areas are surrounded by informal herbaceous borders, pathways lead to each side of a raised lawn set above a limestone wall and with a handful of shrubs and trees. To one side of the garden there is access to the potting shed.

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 D.

EPC RATING – F.

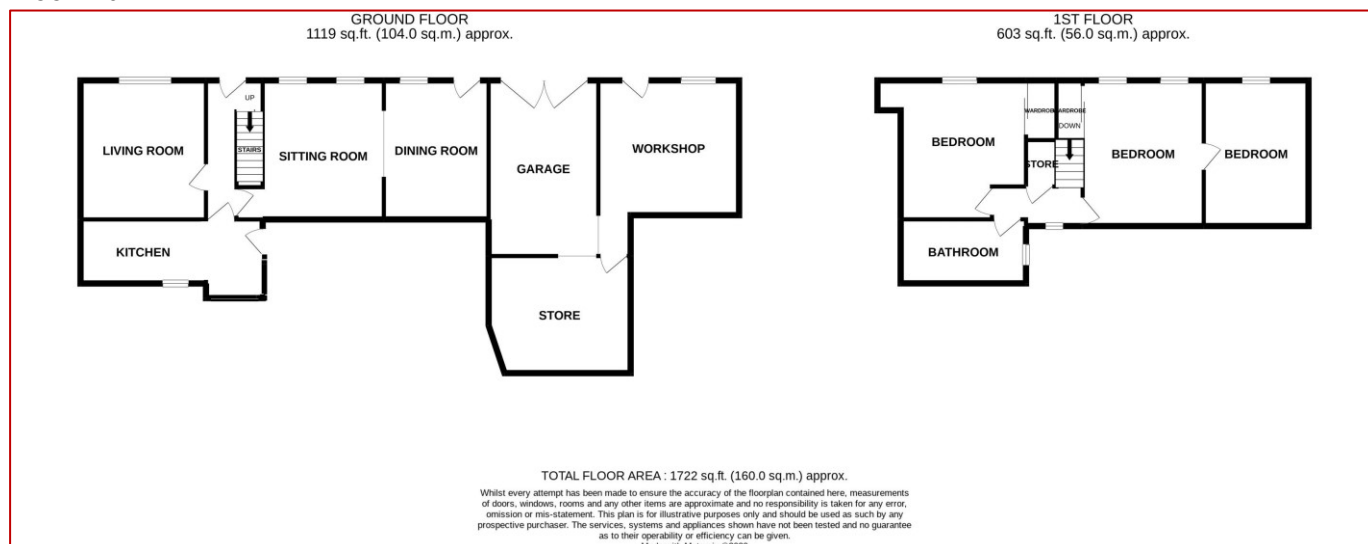
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock take the A6 south to Cromford. Turn right at the cross roads into Cromford market place then right again onto the Via Gellia road. After around one mile, turn right as signed Bonsall. Rise up the hill, pass the memorial cross into Yeoman Street. The property is on the left hand side.

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

Ref: FTM9792

Floor Plan



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