

**A CHARMING, STONE BUILT CHARACTER COTTAGE WITH DETACHED
GARAGE, DRIVEWAY PARKING AND COTTAGE GARDEN WITH
DEVELOPMENT POTENTIAL**

**TOMS LODGE
CHAPEL LANE, KNIVETON
ASHBOURNE, DE6 1JP**



PRICE: OFFERS OVER £300,000

Occupying a pleasant cul-de-sac position within this sought
after village
NO UPWARD CHAIN

DESCRIPTION

A charming, semi detached stone built character cottage occupying a pleasant cul-de-sac position within the heart of the sought after village of Kniveton.

The property has been modernised and extended retaining many original features, providing well appointed accommodation comprising large sitting room/dining room with exposed beams, fitted kitchen and bathroom to the ground floor. On the first floor there are two double bedrooms and a washroom/w.c.

Externally there is driveway providing parking and detached garage with utility room/office along with pleasant cottage garden. The garden offers development potential. Pre-planning advice from the planning department indicates that development on the plot, commensurate with the requirements of the conservation area, would be permitted.

Kniveton is a popular village with local pub, primary school and church, located within close proximity of Carsington Reservoir, approximately five miles of the iconic Dovedale and also conveniently placed for the towns of Ashbourne and Wirksworth.

ACCOMMODATION

A upvc double glazed front entrance door opens into the **Entrance Porch** with two windows, exposed stone wall, tiled floor and glazed, panelled door opening into the



Sitting/Dining Room 6.17m x 3.47m (20'3" x 11'5")

A spacious room with beamed ceiling, feature fireplace with inset multi fuel stove standing on a tiled hearth (providing the central heating and hot water). There are two front aspect upvc double glazed

windows, two radiators, wall lights, laminate flooring and staircase leading to the first floor. A couple of steps lead to the

Inner Hallway with built-in airing cupboard housing the hot water tank and providing storage, high level rear aspect double glazed window and doors lead to the kitchen and



Bathroom Comprising a wash hand basin with mosaic tiled surround and vanity unit below, low flush w.c., bath with shower over, tiled flooring, wall mounted fan heater, towel radiator, extractor fan and recessed spot lighting.



Kitchen 3.57m x 2.50m (11'9" x 8'3")

Comprising a range of wall and base units and drawers with integrated washing machine, fridge, Bosch electric oven, four ring induction hob with stainless steel extractor hood over, work surface with one and a half bowl sink and drainer unit and tiled splash back. There is a towel radiator, tiled flooring, loft access, electric storage heater, front aspect upvc double glazed window and high level rear aspect

double glazed window and upvc double glazed front entrance door.

First Floor Landing with electric storage heater and doors lead to the bedrooms and washroom.



Bedroom One 3.86m x 2.59m (12'8" x 8'6")
With front aspect upvc double glazed window and radiator.



Bedroom Two 2.91m x 2.41m (9'6" x 7'11")
With front aspect upvc double glazed window, radiator and over stair storage cupboard with shelving and hanging space.



Wash Room/W.C.

Comprising low flush w.c. wash hand basin with vanity unit below, light with shaver point and extractor fan.

OUTSIDE

On the opposite side of the quiet lane there is a **Detached Garage** 4.11m x 3.41m (13'6" x 11'2") with up and over door, light & power and a door leads into the **Utility Room/Office/Workshop** 3.40m x 1.86m (11'1" x 6'1") with side entrance door, light & power, rear and side aspect windows.

To the side and rear of the garage there is a paved patio area providing a seating area and parking. Stone steps lead up to a cottage garden which is well stocked with a variety of plants and shrubs. There is a central gravel and slab path leading to a green house.



SERVICES

Mains electricity, water and drainage are connected. Solid fuel central heating plus storage heaters to some rooms and immersion heater.

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.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING E

VIEWING

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

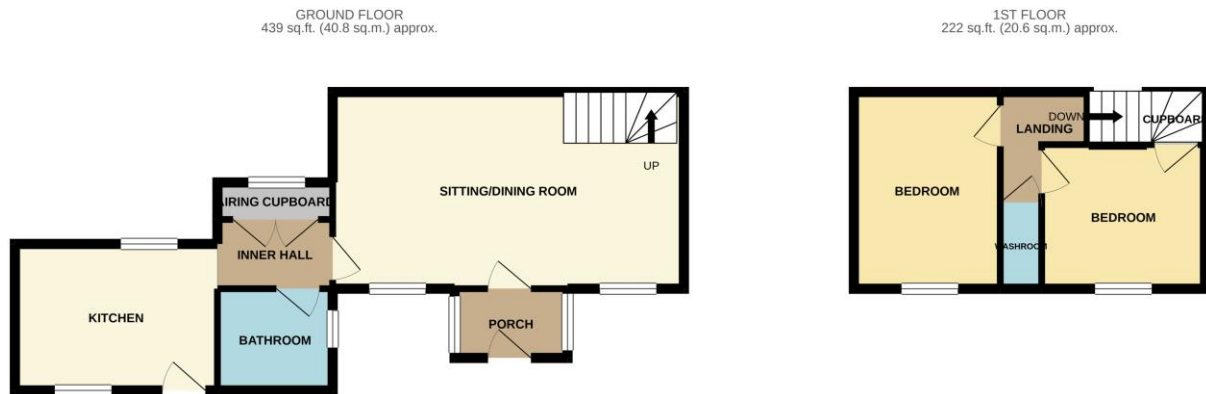
DIRECTIONS

From Ashbourne town centre leave in a north-easterly direction along the B5035 Wirksworth /Matlock road. After approximately three miles you will descend into

the village of Kniveton. At the bottom of the hill turn right into Pethills Lane and then first left into Chapel Lane. The property will be noted on the right hand side clearly marked by our for sale board.

PLEASE NOTE The postcode/sat nav will not take you to the property. If you visit what3words.com and search [///jetting.fiery.dinosaur](http://jetting.fiery.dinosaur) this should take you to the door.

Ref: FTA2336



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.