

**THE ORCHARD
CHAPEL LANE
HOLLOWAY
NR MATLOCK
DERBYSHIRE DE4 5AU**



Guide Price £180,000 to £220,000

A charming character one bedroom cottage with a large garden plot and enjoying a sought after village location.

Enjoying a tucked away location off the centre of a well regarded village, this period stone built cottage stands semi-detached and with the rare benefit of a larger than expected garden plot. The modest accommodation holds great character, albeit with scope for general updating whilst externally there is a similar need for some basic repair. The sizeable gardens offer opportunity for the garden or outdoor enthusiast and perhaps room to extend the cottage subject to the necessary planning consents and approvals.

Holloway boasts a thriving village community with ready access to the delights of the surrounding Derbyshire Dales countryside. The neighbouring centres of employment include Matlock, Alfreton and Chesterfield whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Character cottage
- 1 Bedroom
- Beamed ceilings
- Feature cast iron fireplaces
- Large garden plot
- Sought after village location
- 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





ACCOMMODATION

A ledged and braced cottage door with decorative leaded light opens directly to the:

Sitting Room – 3.56m x 3.62m (11' 7" x 11' 9") with single glazed window to the front, beamed ceiling, alcove shelving and, as a feature to the room, an enamelled solid fuel range set to the chimney breast and with exposed stone lintel top. A pair of slim pine doors lead off to the:

Kitchen – 3.7m x 2.62m (12' 1" x 8' 6") maximum, the measurements including the enclosed stairs which lead off to the **first floor**. There is a modest range of built in cupboards and work surfaces together with a Belfast style pot sink. There is also a gas cooker point, plumbing for an automatic washing machine, tiled floor and school style cast radiator. A window to the side and half glazed external door allow good natural light and views beyond the village to the opposing flanks of the Derwent Valley.

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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.

A pine boarded door encloses stairs which lead to a first floor **landing** which leads to the bedroom and bathroom accommodation.

Bedroom – 3.68m x 3.5m (12' x 11' 5") with exposed ceiling timbers, front aspect window, school style radiator, cupboard housing the electric meter and an ornate cast iron feature fireplace. There is also access to the **roof void**.

Bathroom well sized and fitted with period style fixtures to include a free standing cast iron bath, wall hung wash hand basin with iron leg supports and a high flush WC. Again there is a feature cast iron fireplace, window to the side allowing views from the bath position and a lofted ceiling with exposed timbers. A wall mounted gas fired combination condensing boiler provides service to the central heating and hot water system.

OUTSIDE

The cottage has the rare advantage of a sizeable garden plot, presently somewhat overgrown but offering ample opportunity for the keen gardener. Fronting the house, a long walled garden is planted with a number of specimen trees and low growing shrubs and includes an ornamental pond. To the side and within the lower boundary is the orchard with productive apple and other old English varieties and soft fruit bed. The cottage is positioned at the end of Chapel Lane where a right of way exists to an informal drive, offering car parking within the garden boundaries and to a **timber garage**.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and single 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 take the A6 south to Cromford. At Cromford crossroads turn left into Mill Road and continue along Lea bottom to Lea Bridge keeping on the same road, rising up the hill into Holloway. At the brow of the hill, Chapel Lane is found as a sharp turn on the left hand side at the foot of The Hollow. The cottage is at the far end of Chapel Lane, set down as the last cottage on the left hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228. On first viewing, we recommend parking on the main road (Leashaw) and walking along Chapel Lane where the cottage can be found.

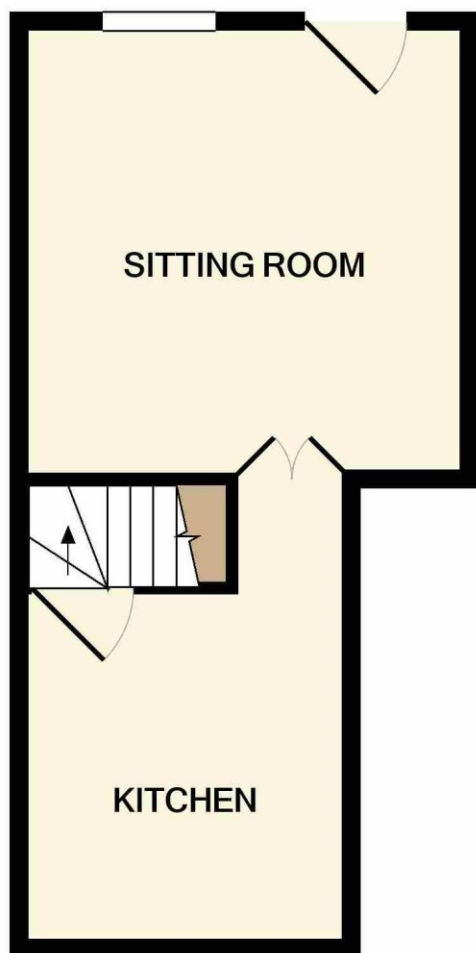
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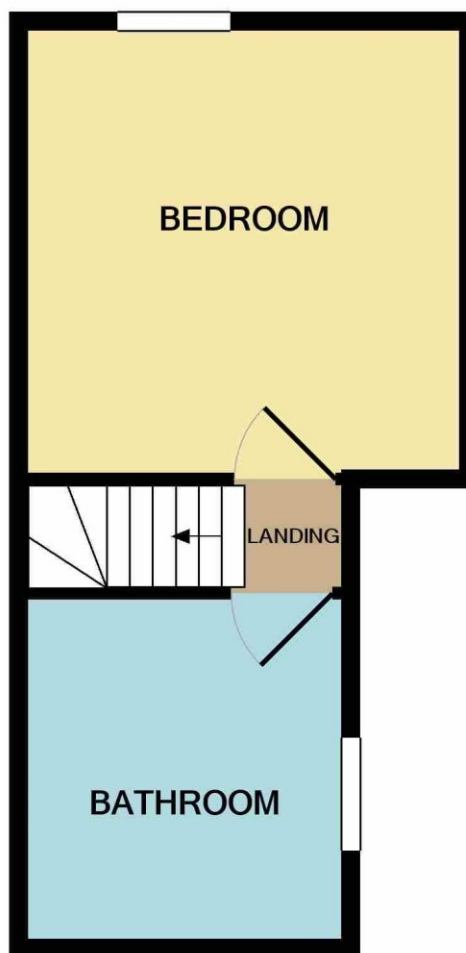
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Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)



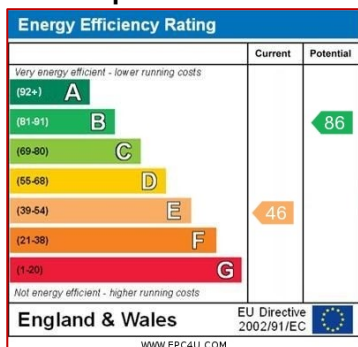
1ST FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.0 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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EPC Graph



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