

**FIELD END COTTAGE
64 MANOR ROAD
SOUTH WINGFIELD
DERBYSHIRE DE55 7NH**



O A £345,000

A truly delightful and surprisingly spacious three bedroom cottage combining period character with modern quality and style.

Nestling at the old heart of the village, tucked back from the main Manor Road, Field End Cottage presents a rare opportunity for those seeking a period character cottage. Extensive renovations and refurbishment blend country features with high calibre fittings and the discerning buyer will appreciate the attention to detail throughout.

The accommodation is generously proportioned and includes an open plan living kitchen, two further reception rooms, three double bedrooms and two bathrooms. Good sized, yet easily managed, gardens provide a pleasant outdoor space and sufficiently low maintenance for those appreciative of the ability to lock up and leave.

Field End Cottage lies within the older part of the village where local walks may see you exploring the parkland of the imposing Wingfield Manor ruin. Historically, the Manor was a local stronghold and for a time reputedly a prison home of Mary, Queen of Scots. Later the village and characters played a major part in the revolutionary Pentrich Uprising.

South Wingfield is surrounded by the rolling countryside of the Amber Valley and well placed for exploring the wider recreational delights of the Derbyshire Dales and Peak District to the west. The village boasts a friendly community, two pubs, primary school and access to a wide range of local shops, eateries and other facilities in neighbouring Crich, Wessington and Moorwood Moor. Good road communications lead to the larger townships of Matlock, Belper and Alfreton and also to the A38/M1 corridor leading further afield.



RICS

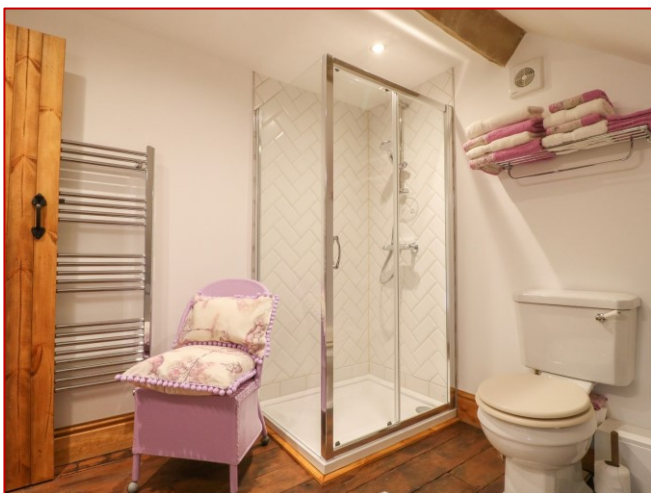
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ACCOMMODATION

A hardwood cottage door with glazed panel opens directly to the:

Kitchen and Dining Area – 3.05m x 2.65m (10' x 8' 7") plus 3.9m x 3.42m (12' 8" x 11' 2") open plan living/dining kitchen, an excellent all day living space with ample room for formal dining. Well fitted with an extensive range of cupboards and drawers which wrap around into the dining area, all complemented by shaped work surfaces. There is a 1½ bowl modern pot sink, integral dishwasher, black ceramic hob with contemporary extractor hood above plus eye level electric oven and microwave. The quality and character which continues throughout the house is highlighted in flagstone floors, exposed feature stone wall and a substantial stone fireplace which sites the two way solid fuel stove serving this and the adjacent sitting room. There is good natural light and UPVC door allowing external access at the rear.

Sitting Room – 5.15m x 2.97m (16' 9" x 9' 7") accessed through an open doorway from the dining area and again featuring oak lintel to the doorway, stone surround, feature stone wall and a stove to a period carved stone fireplace above modern limestone slab hearth. Two windows with oak sills allow natural light to the side and there is a continuation of the flagged stone floor. A decorative step leads through a low stripped pine door, being part glazed, and opening to the:

Living Room – 3.9m x 2.37m (12' 8" x 7' 8") providing excellent additional space with versatility as a study or hobby room or, indeed, formal reception through the external door at the garden entrance. There is a Terrazzo tiled floor, windows to two elevations and single ceiling beam.

Returning through the kitchen by the entrance, a quarry tiled passage provides coat hanging facilities, useful full height storage with integrated fridge and freezer and separately siting the gas fired combination boiler which serves the central heating and hot water system. A ledged and braced pine door opens to a:

Cloaks/Utility Room with low flush WC and plumbing for an automatic washing machine and interestingly fitted with a period stone sink set above brick supports and built in storage beneath, terracotta tiled splash backs and stone flagged plinth.

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From the kitchen, period aged worn stone stairs wind to a broad **landing** with a pine boarded floor and of sufficient size to create an additional hobby or sitting space. Doors lead off to:

Master Bedroom 1 – 5.15m x 2.93m (16' 9" x 9' 6") with pine boarded floor, window to the side and access to the **roof void**. There is a period display alcove and pine ledged and braced door opening to the luxury en-suite:

Bath and Shower Room fitted with an elegant modern five piece suite to include bidet, high flush WC, wash hand basin with a cabinet beneath, free standing bath on ball and claw feet and a walk-in shower cubicle with glazed screens, drench spray and dual shower sprays. There is a contemporary towel radiator, complementary ceramic tiling, extractor fan and two windows to the side.

Bedroom 2 – 3.76m x 3.46m (12' 3" x 11' 3") with a boarded floor, built in cupboards to either side of the chimney breast and window to the side.

From the hobby landing, a flight of wooden stairs rise to the **second floor** and:

Bedroom 3 – 3.46m x 3.76m (11' 3" x 12' 3") a third double bedroom with a window to the side and **roof void** access.

Shower Room – 2.72m x 3.17m (8' 9" x 10' 4") surprisingly a spacious room, with part restricted head height and being fitted with a modern white suite to include walk-in shower cubicle with herringbone tiled walls, glass screen and thermostatic shower; low flush WC; vanity wash hand basin with drawer storage beneath; chrome towel radiator.

OUTSIDE

Field End Cottage is set a little way back from Manor Road, and accessed via pedestrian pathways to either side of the adjoining two cottages which make up the small terrace. Taking the block paved path leading through a pair of wooden gates to approach the kitchen entrance of the cottage. Surrounding the cottage on three sides are paved pathways, patio terrace and surrounding lawned gardens plus raised borders all of which is designed for ease of maintenance. The gardens enjoy a pleasant outlook across the adjoining fields and countryside.

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.

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.

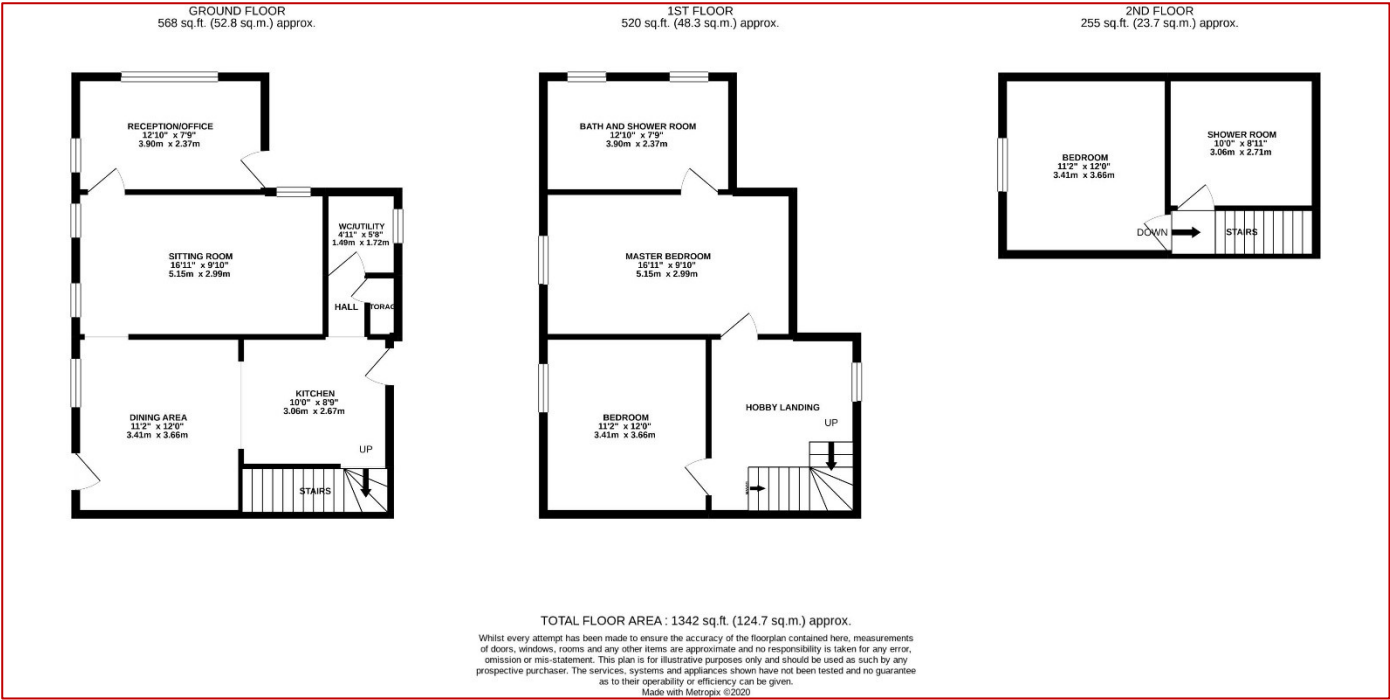
DIRECTIONS – From Matlock Crown Square, take the A615 onto Causeway Lane leading out of the town and continuing onto the Nottingham Road. Proceed through the village of Tansley onto Matlock Road leading to Wessington. Continue to the Belper Road junction turning right and at the following traffic lights, straight over and then first right into Holme Lane. Follow the road as it continues into Manor Road where the property can be found on the right hand side identified by the Agent's For Sale board. (The property is accessed via a pedestrian pathway by the adjoining cottages, opposite the Old Yew Tree Inn).

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

Ref: FTM9866

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Floor Plan



EPC Graph

