

**WOOD VIEW
MAIN ROAD
STANTON IN THE PEAK
NR MATLOCK
DERBYSHIRE DE4 2LX**



O A £275,000

Enjoying a highly regarded village location, a well appointed two bedroom cottage with parking.

An attractive stone built double fronted cottage within the heart of this sought after Peak District village which is ideally placed for access to the delights of the surrounding countryside. The cottage provides low maintenance living with accommodation which has been refurbished through recent years presenting a modern home retaining character features. There are two reception rooms and two double bedrooms and the benefit of a private parking bay, all of which is well suited to the busy professional couple or for use as a second home or letting investment.

Good road communications lead to the neighbouring market towns of Bakewell, Matlock and Ashbourne, whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Delightful stone cottage
- Highly regarded village location
- Well presented modern interior with character features
- Two double bedrooms
- Two reception rooms
- Private parking
- Viewing highly recommended



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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.

ACCOMMODATION

A traditional panelled front door opens to the:

Sitting Room with sash windows to the front and side and featuring an impressive, good stone fireplace, inset with a solid fuel stove which forms a focal point to the room.

A door leads off to the:

Fitted Kitchen with external door and window to the rear and being fitted with a range of modern cupboards and drawers plus woodblock work surfaces which incorporate a white sink unit. There is an electric hob, under counter electric oven and extractor hood above. A separate door leads off to a useful **utility store**.

Dining Room accessed off the hallway, with front facing sash window and a decorative cast iron fireplace with tiled cheeks.

A traditional four panel door encloses stairs which rise to the **first floor landing**, a generous space with useful built in storage.

Bedroom 1 a good double bedroom with feature painted iron fireplace.

Bedroom 2 a second double bedroom with a front aspect sash window.

Bath and Shower Room elegantly fitted with a modern white suite to include panelled bath, separate corner shower cubicle, low flush WC and a contemporary wash hand basin set to a granite topped wash stand with feature mosaic splash back tiling and illuminated mirror.

OUTSIDE

Across the road, opposite the cottage, there is a roadside parking bay. To the rear, a slim patio/yard.

TENURE – Freehold.

SERVICES – All mains services are available to the property which benefits from gas fired central heating. No test has been made on services or their distribution.

COUNCIL TAX – Band C

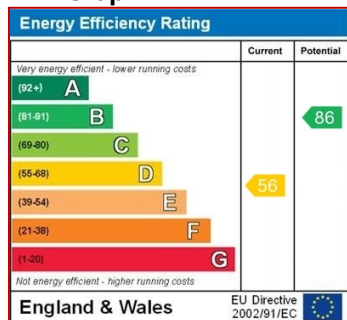
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock take the A6 towards Bakewell. On passing the Grouse & Claret public house on your right, turn left signed Stanton-in-the-Peak. Continue on this road and proceed as it levels out. turn left at the T junction. The property can be found on the left, just below the junction signed towards Birchover.

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

Ref: FTM9820

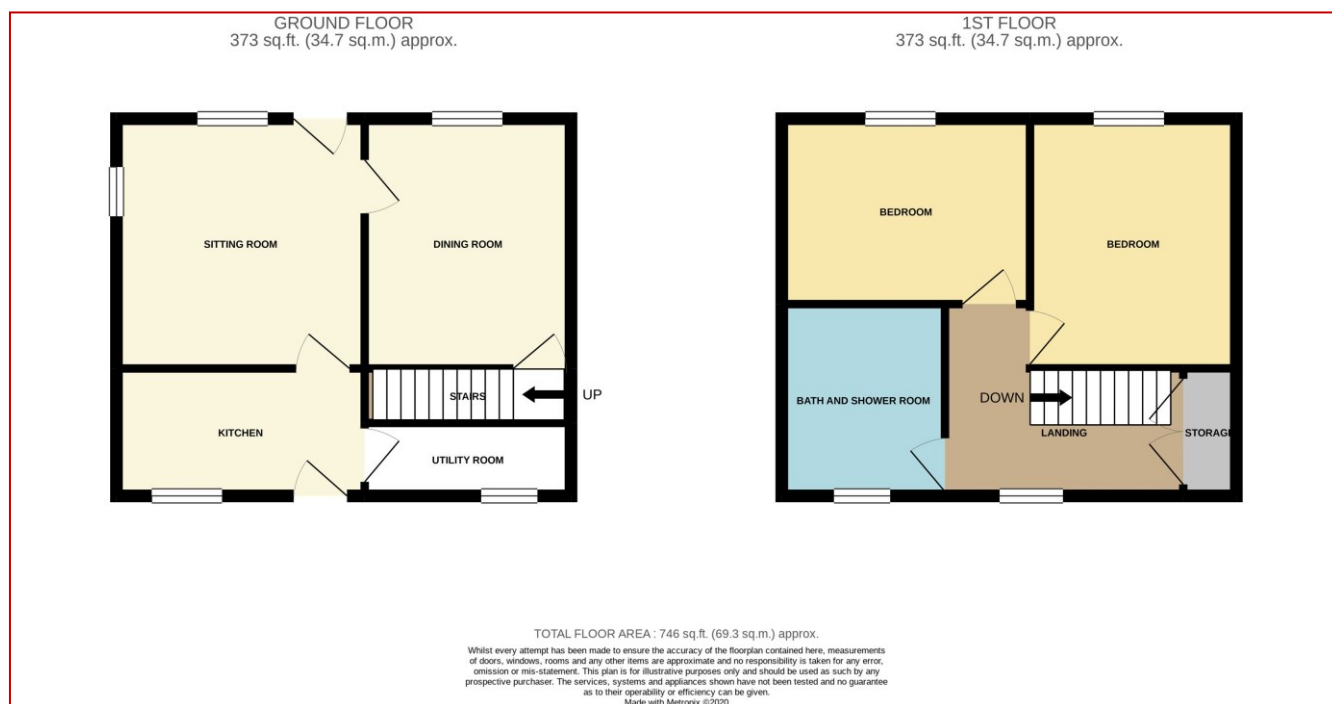
EPC Graph



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Floor Plan



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