



**WALTON HOUSE  
BRASSINGTON  
DE4 4HB**

**PRICE: OFFERS OVER £650,000**









## WALTON HOUSE, TOWN STREET, BRASSINGTON, DE4 4HB

An attractive and characterful, stone built three double bedroomed detached residence together with an adjoining two double bedroomed holiday cottage that has been thoughtfully and cleverly upgraded to provide a unique property offering flexible accommodation that could be used as two dwellings or as one large family home.

Located within the heart of the sought after village of Brassington. Brassington is located approximately 2 miles north of Carsington Water, situated between the market towns of Ashbourne and Wirksworth. The village has a primary school, two village inns and is surrounded by glorious open countryside with footpaths from the doorstep.

The accommodation is of a high standard and retains many fine original features such as exposed beams and fireplaces. The main house briefly comprises; entrance hall, living room with multi fuel stove, dining room with feature fireplace, Bespoke fitted breakfast kitchen with pantry, storeroom and utility room off and access to the holiday accommodation. On the first floor there are three double bedrooms and a family bathroom. The adjoining holiday cottage briefly comprises; entrance hall, dining room with high vaulted ceiling and French doors onto the rear garden, kitchen, two double bedrooms, shower room and stunning first floor sitting room with exposed beamed ceiling and multi fuel stove. Currently arranged as a holiday cottage offering potential to earn extra income but equally could be a perfect combination for a family home with independent relative accommodation alternatively the holiday cottage could be incorporated into the main accommodation or utilised for those who work from home into office space.

### NO UPWARD CHAIN

#### ACCOMMODATION

A timber front entrance door opens into the

**Entrance Porch** with side aspect double glazed window, tiled flooring and timber door opening into the

**Entrance Hall** with staircase leading to the first floor and doors lead to the sitting room and dining room.

**Living Room** 3.8m x 3.54m [12'6" x 11'7"] having a front aspect double glazed sash style window with window seat. Beamed ceiling, radiator, original inbuilt cupboard and stone feature fireplace with inset multi fuel stove.

**Dining Room** 4.13m x 3.82m [13'7" x 12'6"] having a heavily beamed ceiling, dual aspect double glazed windows, radiator, inbuilt original cupboards. Original

stone feature fireplace and understairs storage cupboard with double glazed window. A door opens into the

**Bespoke Breakfast Kitchen** 3.83m x 3.68m [12'7" x 12'1"] comprising a range of pine kitchen units and drawers with granite work surface over and inset Belfast sink with decorative tiled splash back. Feature fireplace with inset range style cooker, central island with granite top and cupboards under. Beamed ceiling, quarry tiled floor, radiator and front aspect double glazed sash style window. A door leads to the pantry and a further door leads to the holiday accommodation.

**Pantry** 2.3m x 3.12m [7'7" x 10'3"] having original stone throwls and stone flooring. A door opens into a

**Storage Room** 2.29m x 1.43m [7'6" x 4'8"] again having

original stone throwls and shelving. An opening leads into the

**Utility Room** 1.99m x 2.29m [6'6" x 7'6"] having plumbing for a washing machine, tiled flooring and side aspect window. This room houses the oil fired central heating boiler and hot water cylinder.

**First Floor Landing** with radiator and doors leading to the bedrooms and bathroom.

**Bedroom One** 3.56m x 3.88m [11'8" x 12'9"] with front aspect double glazed sash style window, radiator, exposed floorboards and walk in storage cupboard over the staircase. Stone feature fireplace with cast iron inset and grate.



**Bedroom Two** 4.12m x 2.65m [13'6" x 8'8"] having a front aspect double glazed sash style window and radiator.

**Bedroom Three** 3.7m x 3.9m [12'1" x 12'9"] with front aspect double glazed sash style window and radiator.

**Family Bathroom** 4.61m x 2.28m [15'1" x 7'6"] with restricted head height. Having a bath with shower attachment to the taps. Pedestal wash hand basin, low flush wc., partially tiled walls, radiator, ceiling beam and two Velux windows.

### HOLIDAY COTTAGE

A front entrance door opens into the **Hallway** which in turn opens into the

**Dining Room** 4.2m x 3.3m [13'9" x 10'10"] having a high vaulted ceiling with exposed beam and three Velux windows, high level window with upvc double glazed French doors below, opening onto the rear garden. Exposed stone wall, tiled flooring, radiator and metal and wooden staircase leading to a sitting room. A few stone steps lead to the entrance hallway. A door leads to the

**Kitchen** 2.82m x 2.01m [9'3" x 6'7"] comprising kitchen units with integrated electric oven and four ring electric hob. Work surface with inset stainless steel sink and drainer unit and tiled splash back. Tiled flooring and rear aspect upvc double glazed window.

**Sitting Room** 6.83m x 3.79m [22'5" x 12'5"] having a heavily beamed ceiling, two Velux windows and triple aspect upvc double glazed windows. Exposed floorboards, three radiators and stone feature fireplace with inset multi fuel stove.

**Entrance Hallway** with ceiling beams, tiled flooring and radiator. Doors lead to both bedrooms and the bathroom. There is a side entrance stable door.

**Bedroom One** 3.34m x 2.99m [11' x 9'10"] having beamed ceiling, two upvc double glazed windows and radiator.

**Bedroom Two** 3.73m x 2.42m [12'3" x 7'11"] again having a beamed ceiling, dual aspect upvc double glazed windows and radiator.

**Shower Room** 2.42m x 2.09m [7'11" x 6'10"] having a corner shower with mains control shower, wash hand basin and low flush wc. Tiled flooring, recessed ceiling spotlighting, heated towel rail, upvc double glazed window and extractor fan.

### OUTSIDE

There is a walled fore court garden at the front of the property. A gated driveway to the rear provides ample parking for two vehicles. There is a pleasant garden with raised lawn and well stocked flowering borders offering a high degree of seclusion and privacy. There is also a stone store.

### SERVICES

It is understood that mains electric, water and drainage are connected. Oil fired central heating.

### 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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

### COUNCIL TAX

For Council Tax purposes the property is in band E.

### EPC RATING D

### VIEWING

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

















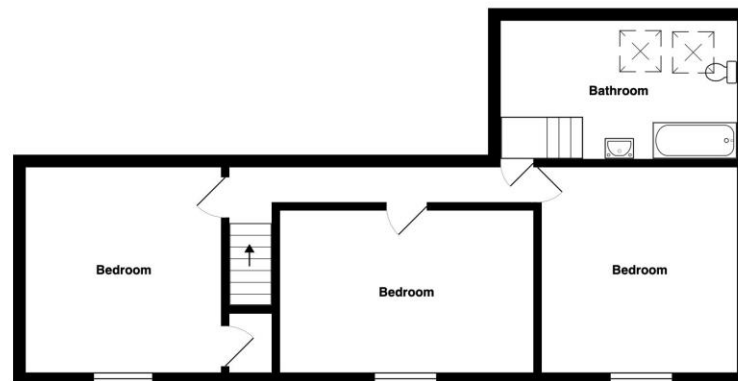


Walton House, Town Street, Brassington, DE4 4HB



Total Area: 227.6 m<sup>2</sup> ... 2450 ft<sup>2</sup>

All measurements are approximate and for display purposes only







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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.*