



**VINE COTTAGE
MAIN STREET
WETTON
DE6 2AF
PRICE: OFFERS AROUND £375,000**





VINE COTTAGE, MAIN STREET, WETTON, DE6 2AF

A rare opportunity to acquire a stone built semi detached bungalow occupying an enviable position within the heart of this sought after Peak District village, set amidst the stunning scenery of the Manifold Valley.

The property has been extended over the years and comprises well proportioned accommodation comprising entrance porch, cloakroom, dining kitchen, sitting room with multi fuel stove and French doors opening onto the gardens, conservatory, two double bedrooms and a bathroom with bath and separate shower cubicle. Additionally, there is a very useful stone outbuilding with ground floor workshop/utility room and first floor storage room or potential home office.

Standing on a generous plot with the most delightful gardens. There is parking available to the rear of the property under a rental agreement with the Chatsworth Estate which we understand is available to the new occupiers.

Wetton is surrounded by rolling countryside with access to a wealth of beauty spots and walking trails from the doorstep including the River Manifold, Thors Cave, Wolfscote Dale and Dovedale. The village boasts a country pub and an ancient church.

The cottage is ideally suited for occupation by the professional or retired couple seeking an idyllic country residence but it is considered it would equally well suit those looking for a holiday or weekend cottage.

ACCOMMODATION

A timber entrance door opens into

Entrance Porch with tiled floor and doors leading to the kitchen and cloakroom.

Cloakroom comprising a low flush wc, wash hand basin, tiled walls and upvc double glazed window.

Dining Kitchen 4.22m x 3.91m [13'10" x 12'10"] comprising a range of wall and base units and drawers with integrated fridge, microwave, Bosch electric oven, Beko four ring electric hob with AEG extractor hood over. Granite work surface with inset double ceramic sink and tiled splash back. Upvc double glazed bay window, radiator, roof light and Creda storage heater. Door to the

Sitting Room 5.67m x 4.03m [18'7" x 13'3"] having a feature fireplace with inset multi-fuel stove, oak flooring, recessed ceiling spotlighting, electric wall mounted heater, two upvc double glazed windows and upvc double glazed French doors opening onto the garden. A door leads to the

Inner Hall with access to the roof space, built in airing/cylinder cupboard and doors leading to the bedrooms and bathroom.

Bedroom One 2.69m x 4.14m [8'10" x 13'7"] overall measurements. Having a fitted four door wardrobe, coved ceiling with recessed ceiling spotlights, radiator, wall mounted electric heater and upvc double glazed window overlooking the garden.

Bedroom Two 3.89m x 2.85m [12'9" x 9'4"] with recessed ceiling spotlighting, three-door fitted wardrobe, storage heater, radiator and dual aspect upvc double glazed windows.

Bathroom 2.82m x 2.72m [9'3" x 8'11"] comprising bath, fully tiled shower cubicle with Triton electric shower, bidet, low flush wc and wash hand basin with vanity unit below. Recessed ceiling spotlighting, upvc double glazed window and storage heater.

OUTSIDE

A pedestrian gate opens into the gardens which are mainly laid to lawn with well stocked borders and various fruit trees. A pathway leads to the

Conservatory 3.16m x 3.43m [10'4" x 11'3"] having a tiled floor, sink unit with cupboard below, light and power, double glazed windows and French doors opening onto the gardens.

The pathway continues to the French doors opening out from the sitting room onto a random paved terrace with ornamental fishpond. A pleasant spot to enjoy the tranquillity of the gardens.

A further pathway leads to a courtyard area with access to the property and the

Stone Outbuilding with timber entrance door opening into the **Workshop/Utility Room** 4.46m x 3.81m [14'8" x 12'6"] having light and power, plumbing for a washing machine, storage heater, double glazed window and staircase leading to the **First Floor Room** 4.24m x 3.78m [13'11" x 12'5"] with restricted head height. Velux window and double glazed window overlooking the countryside beyond.

There is a coal store and side entrance gate leading onto a lane at the rear where parking is available under a rental agreement with the Chatsworth Estate which we understand is available to the new occupiers.

SERVICES

It is understood that mains electric, water and drainage are connected. Multi fuel stove with back boiler providing central heating. In addition there are a combination of electric heaters and storage heaters.

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 D.

EPC RATING E

VIEWING

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

Ref FTA2680

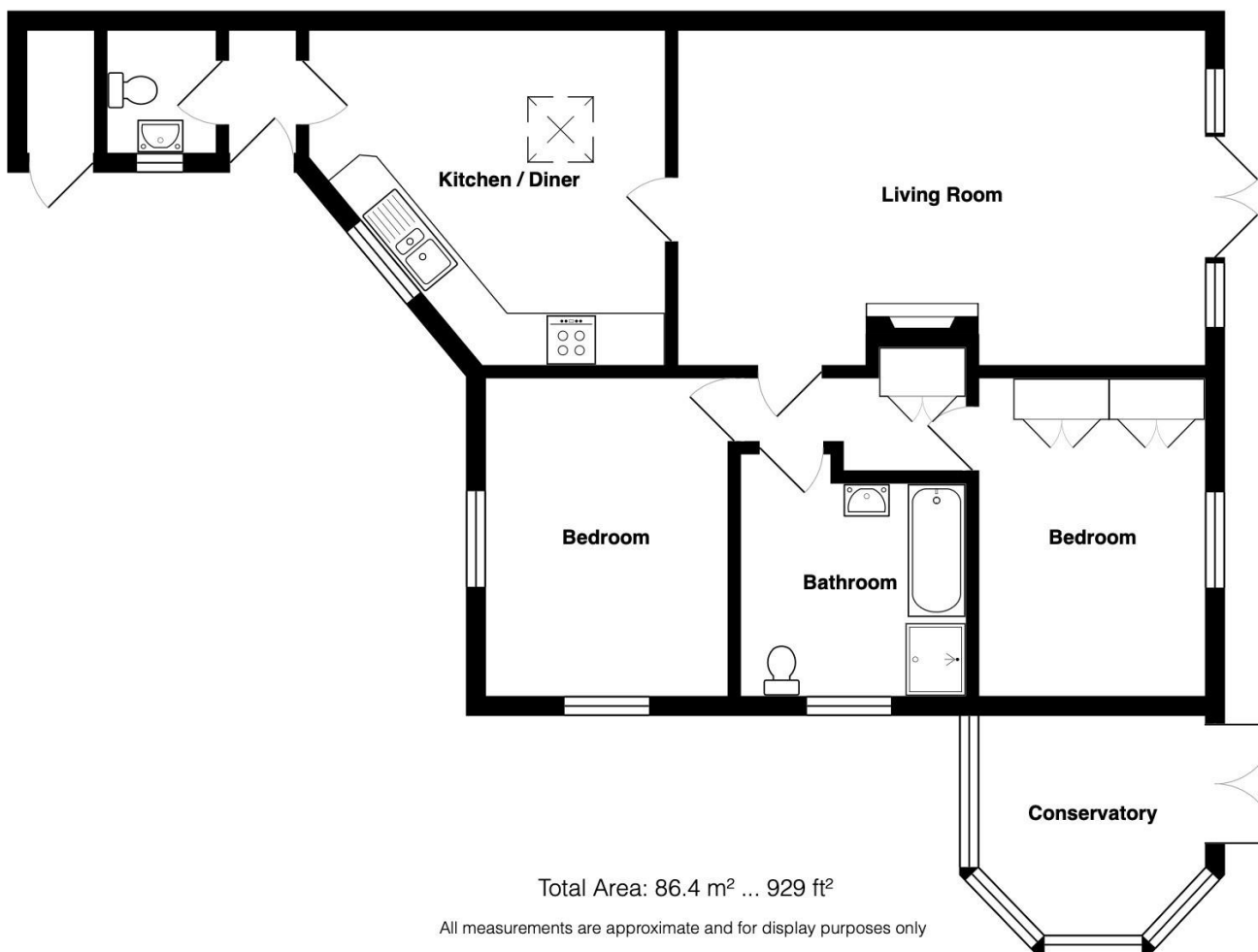








Vine Cottage, Buxton Road, Wetton, DE6 2AF



Total Area: 86.4 m² ... 929 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

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.

