



**LIZ'S COTTAGE
KNIVETON
DE6 1JH**

PRICE: £395,000





LIZ'S COTTAGE, KNIVETON, DE6 1JH

An attractive semi detached barn conversion offering a wealth of original charm and character providing flexible two/three bedroomed accommodation. Formally a farm building understood to date back to the 1850's and converted to a residential dwelling in the 1980's.

The accommodation briefly comprises entrance porch opening into a characterful 'L' shaped sitting/dining room with stone feature fireplace and an archway leading to the fitted kitchen. There is an inner hall with doors leading to two double bedrooms and a bathroom. A further door leads to bedroom three/storage room which has a staircase leading up to an attic room. There are two partially converted attic rooms with Velux windows and exposed roof trusses, currently used as sewing/hobby rooms along with a further attic storage room and door to a galleried area overlooking the sitting room. The attic rooms offer enormous potential for conversion to provide addition accommodation, subject to the necessary planning permissions/building regulations.

Externally there are pleasant cottage style gardens with decked seating area and storage below, sufficient hardstanding for three cars along with a timber shed.

Situated within the highly popular village of Kniveton located on the edge of the Peak District National Park, within a few minutes drive of Carsington Reservoir, Ashbourne town centre and Dovedale. The village also has a primary school, local public house and access via footpaths from the doorstep to the surrounding open countryside.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND CHARACTER THIS PROPERTY HAS TO OFFER

ACCOMMODATION

A front entrance door opens into the

Entrance Porch with tiled flooring, side aspect windows and door leading into the

'L' Shaped Sitting/Dining Room 6.2m maximum and 5.67m maximum x 2.55m minimum [20'4" max and 18'7" max x 8'5" min] The focal point of the room is a stone fireplace with beamed lintel and inset wood burning stove. Front aspect double glazed windows, Velux windows, electric wall mounted heater, beamed ceiling, wood effect laminate flooring, door to the inner hall and archway leading to the

Kitchen 3.3m x 1.86m [10'10" x 6'1"] Having a continuation of the wood effect laminate flooring and comprising a range of wall and floor mounted kitchen units and drawers, integrated Hotpoint electric oven and Zanussi four ring electric hob. Work surface with

inset one and half bowl sink and drainer unit, tiled splash back and Velux window.

Inner Hall with inbuilt cupboard housing the hot water cylinder and doors off leading to the bedrooms and bathroom.

Bedroom One 3.87m x 3.52m [12'8" x 11'7"] having two front aspect double glazed windows, electric wall mounted heater and wood effect laminate flooring.

Bedroom Two 3.89m x 2.43m [12'9" x 8'] having two front aspect double glazed windows, electric wall mounted heater and wood effect laminate flooring.

Family Bathroom 2.08m x 1.93m [6'10" x 6'4"] comprising a 'P' shaped bath with mains control shower and glazed shower screen. Pedestal wash hand basin, low flush wc. Partially tiled walls, tiled flooring with underfloor heating, heated towel rail, and rear aspect double glazed window with beamed intel.

Bedroom Three/Study/Storage Room 4m x 1.97m [13'2" x 6'6"] including the staircase and measured up to the storage cupboard. Rear aspect double glazed window, electric wall mounted heater, fitted storage with shelving and cupboards above. A staircase leads to the first floor

Attic Room One 4.82m x 3.52m [15'10" x 11'7"] measured into the eaves having restricted head height. Having a Velux window and opening to

Attic Room Two 4.95m x 3.83m [16'3" x 12'7"] again measured into the eaves and having restricted head height. With Velux window, exposed roof trusses and opening to

Attic Storage Room with door onto a galleried area over the sitting room.

OUTSIDE

There are delightful, enclosed cottage style gardens with various paved seating areas, well stocked with a variety of plants, shrubs and bushes. An archway leads through to a paved and slate area with ornamental pond and well stocked border. There is an extensive decked area/veranda with timber balustrade providing a pleasant seating area, ideal for alfresco dining, with storage below the decking. At lower level there is also a planted fore garden, hardstanding for three cars and a timber shed.

SERVICES

It is understood that mains electricity, water and drainage are connected. The property also has solar panels.

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 D.**VIEWING**

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

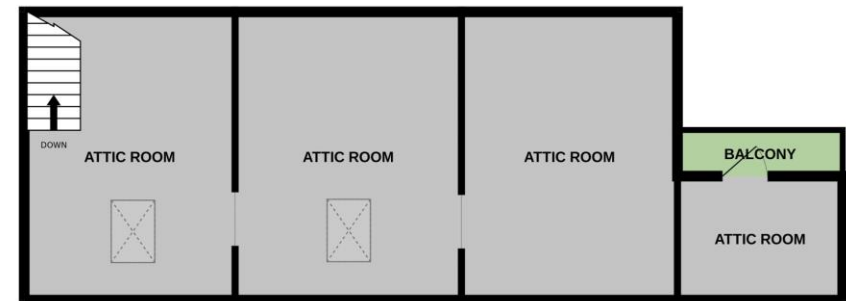
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GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

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