

**17 HIGH STREET  
BONSALL  
NR MATLOCK  
DERBYSHIRE DE4 2AS**



**O A £385,000**

**A period limestone cottage, recently renovated and providing character four bedroom accommodation.**

Standing at the heart of a sought after village on the outskirts of the Peak District National Park, this attractive limestone cottage has seen an extensive programme of renovation through recent years. Combining modern quality with sympathetic character, features include oak and pine cottage style doors, natural floors to the ground floor together with stone fireplace and multi-fuel stoves. At first floor level there are four bedrooms and two bathrooms together with access to an additional converted loft room. Outside there is car standing to the front, a modest cottage garden and additional enclosed hardscaped garden at the rear. Roof mounted solar panels generate useful income from a favourable Feed In Tariff.

Bonsall lies just outside the eastern boundary of the Peak District National Park amidst the delights of the Derbyshire Dales countryside. The village boasts its own primary school, village store and tea rooms and two public houses, all contributing to a thriving community. Wider local shops and amenities are available in Cromford and Wirksworth whilst the market town of Matlock lies around four miles away (less using the minor roads). The local road network leads to the wider centres of employment to include Bakewell, Chesterfield and Ashbourne with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance.

- Characterful period cottage
- Recently renovated
- Four bedrooms
- Two bathrooms
- Parking
- Modest cottage garden
- Solar panels
- Sought after village location
- Viewing recommended

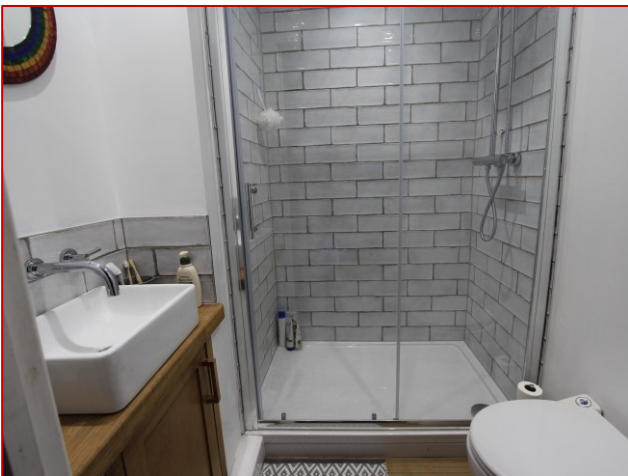


**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



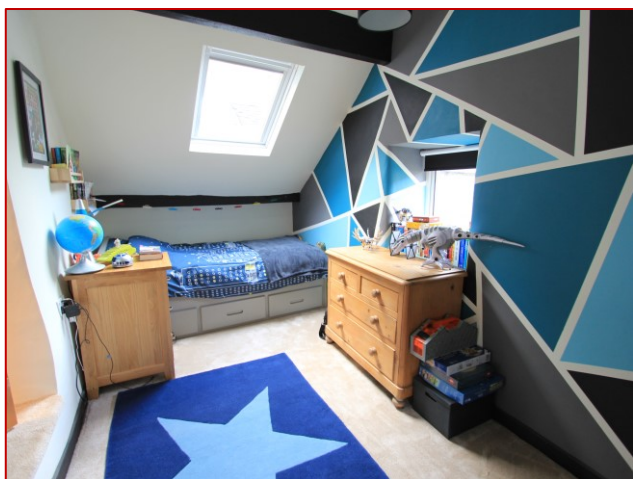




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## ACCOMMODATION

A traditional panelled front door with glazed top lights opens to a tiled entrance, being open to the **sitting room** and with stairs which lead off to the **first floor**. The stairs include oak balustrade along with expert carpentry which has created display and book shelving and built in drawered storage making excellent use of the available space.

**Sitting Room** – 4.42m x 4.11m (14' 5" x 13' 5") with a single oak ceiling beam, oak plank floor, double glazed sash window to the front and, as a focal point to the room, a simple gritstone fire surround to a slab hearth which sites a multi fuel cast iron stove. A sliding door opens to a walk-in store set beneath the stairs fitted with a range of shelving.

**Dining Kitchen** – 4.42m x 4.15m (14' 5" x 13' 6") average, the outer wall featuring a substantial period stone fireplace with raised hearth, siting a multi fuel cast iron stove. The kitchen is well fitted with a range of hand painted cupboards and drawers topped with unpolished matt black granite work surfaces. There is a twin bowl porcelain sink, range cooker with induction hob and extractor canopy above, built in dishwasher and concealed position for

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an automatic washing machine together with integral fridge and freezer. There is ample room for dining and the room is finished with a modern oak plank floor, sash window to the front and part glazed door which leads to the rear patio garden.

Off the kitchen, a pine cottage door opens to a:

**Utility Room** – 4.24m x 1.63m (13' 9" x 5' 3") with a range of benching, wall mounted cupboards, quarry tiled floor and windows to one side. A further door leads off to a:

**Barrel Vaulted Cellar** – 5.8m x 2.3m (19' x 7' 5") at ground floor level and offering excellent ancillary storage. An interesting room in its own right.

From the entrance lobby, stairs rise to the first floor **galleried landing** with natural light provided through a high level velux window.

**Master Bedroom 1** – 3.93m x 3.75m (12' 9" x 12' 3") a good double bedroom with front facing window allowing a pleasant outlook beyond village rooftops and to the neighbouring fields. The room has the benefit of a walk in **dressing room** and separate **en-suite shower room** which is fitted with a white suite to include low flush WC, wash hand basin set to an oak vanity plinth with cupboard beneath and a double width walk-in shower cubicle with sliding glazed screens and dual spray shower fitting.

**Bedroom 2** – 6.2m x 2.3m (20' 3" x 7' 5") an excellent child's den or twin bedroom with windows to two elevations plus a velux window for good natural light.

**Bedroom 3** – 4.25m x 2.17m (13' 9" x 7' 1") a good sized single room with exposed purlins and high vaulted ceiling, velux roof light together with windows to the side and rear.

**Bedroom 4** – 2.95m x 3.75m (9' 7" x 12' 3") with front aspect window and built in airing cupboard store which houses the gas fired combination condensing boiler.

**Family Bathroom** a good sized room fitted with a four piece suite to include low flush WC, pedestal wash hand basin, roll edged cast bath and a walk-in shower cubicle. There is an obscure glazed window, white towel radiator and electric shaver point.

**Loft Room** – 4.45m x 5.4m (14' 6" x 17' 7") the shorter measurement taken into the lower eaves where there is restricted head height and to one wall the exposed period roof timbers plus purlins which follow the length of the room. Two velux windows enjoy interesting rooftop views with the church spire to the front and fields rising to the left.

## OUTSIDE

The cottage stands within a row of three similarly individual cottages which share a right of way across the front. Immediately to the front of the cottage there is a parking space and attractive cottage garden laid to an informal lawn with planted borders and wooden shed. At the rear of the cottage, an enclosed flagged area provides scope for further landscaping and a pleasant private space.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing, each installed within the last few years. No test has been made on services or their distribution. There is also the benefit of Solar PV providing financial benefit from a favourable feed in tariff. Full details can be made to seriously interested parties.

**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 south travelling around three miles to Cromford before turning right at the traffic lights. From the market place turn right again on to the Via Gellia road and proceed for around one mile

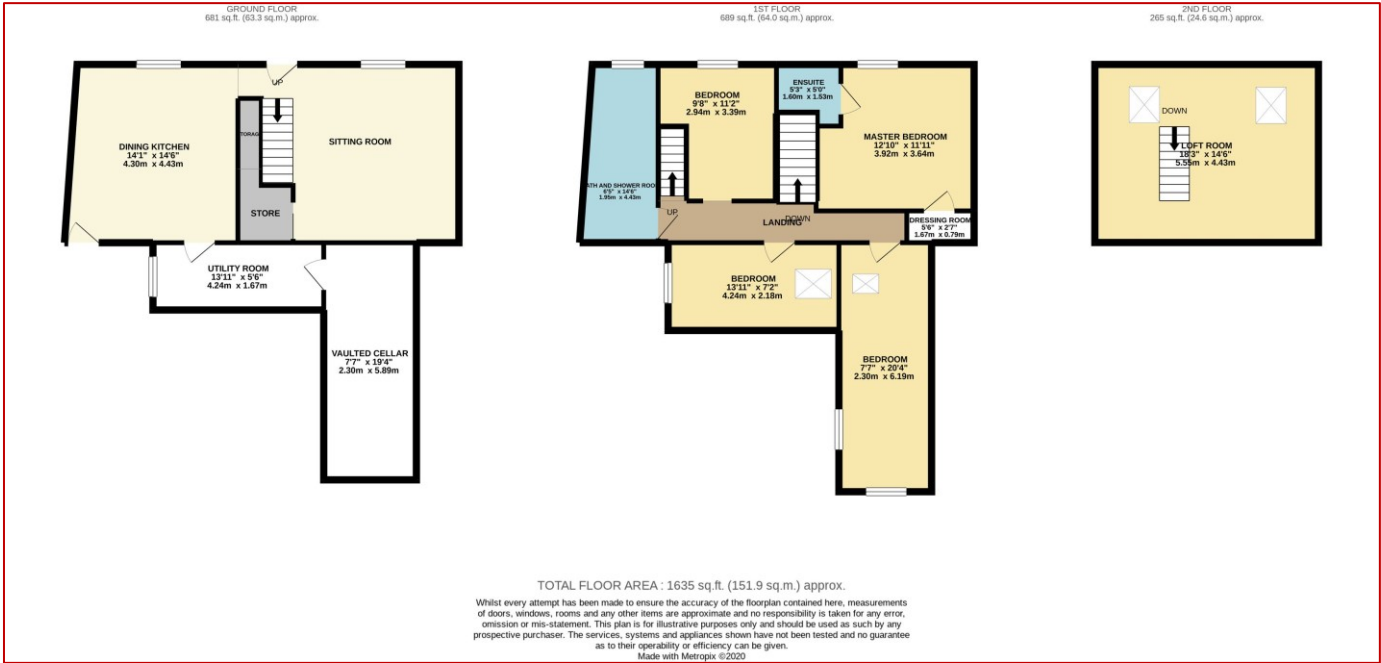
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before reaching the right hand turn has signed Bonsall. Rise up The Clatterway continuing on to Yeoman Street and at the second memorial, keep left into High Street. No. 17 can be found set back from the roadside on the left.

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

**Ref: FTM9891**

**Floor Plan**



**EPC Graph**

