

4 SOUTH VIEW
CHURCH STREET
TANSLEY
NR MATLOCK
DERBYSHIRE DE4 5FE



O A £465,000

A character stone cottages with truly delightful gardens, enjoying a sought after village location.

Standing within a most attractive row of properties, no. 4 is one of four character cottages, complemented by impressive large gardens, which not only provide amenity for all the family but also a most pleasant view from the cottage.

4 South View is Grade II Listed, built of local gritstone beneath a tiled roof and featuring cutstone detail to the doors and window openings. Starting life as two cottages, the property is now a well proportioned family home providing three bedroom accommodation plus two attic rooms with the benefit of a staircase and gable windows, providing ample scope to create additional bedroom, hobby or homework space.

Tansley lies around two kilometres east of Matlock which provides broad market town facilities and respected secondary schooling whilst the village boasts a thriving community, good primary school, public houses and easy access to the surrounding countryside. Good road communications lead to the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton whilst the wider delights of the Derbyshire Dales and Peak District countryside are all close at hand.

- Attractive character cottage
- Sought after village location
- Three bedrooms
- Two reception rooms
- Two attic rooms providing hobby / work space
- Large impressive gardens
- Off street parking
- Three stone stores
- Well respected primary school
- Viewing highly recommended

PHOTO GALLERY



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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

The principal entrance is at the rear of the property, accessed off Ashley Close. A panelled and part glazed front door opens to a:

Breakfast kitchen – 3.55m x 3.33m (11' 6" x 10' 9") being fitted with a range of modern cupboards, drawers and work surfaces which incorporate a stainless steel sink unit and black ceramic hob with extractor canopy above and under counter electric oven beneath. There is also an integral dishwasher and refrigerator, pelmet lighting and complementary ceramic splash back wall tiling. A multi paned secondary-glazed window allows good natural light and an internal door opens to the:

Living room – 3.58m x 3.4m (11' 7" x 11' 1") a comfortable snug with delightful views across the gardens. A multi-paned door provides external access to the patio and gardens at the front of the house and there is a range of built in display shelving, high level cupboard plus a full height coat and boot store which has previously provided access to the adjoining cottage but now sealed off.

Sitting and dining room – 6.94m x 3.72m (22' 8" x 12' 2") spanning the full depth of the house offering opportunity to create a dining area whilst offering spacious all day living space. As a focal point to the room, a feature stone fireplace houses a living flame electric fire set above a raised grey marble hearth. Windows to both front and rear allow good natural light and again there is the particularly pleasant outlook across the gardens at the front.

Stairs lead from the room to the first floor **landing** which provides access to the principal bedroom and bathroom accommodation together with a deep **storage cupboard**.

Bedroom 1 – 3.76m x 3.23m (12' 3" x 10' 6") a good double bedroom with garden views and louvre doors fronting a recessed built in wardrobe.

Bathroom fitted with a four piece suite to include a panelled bath, low flush WC and pedestal wash hand basin together with a separate walk in shower cubicle with tiled surround, glazed door and mixer shower fitting. Adjacent to the shower is a full height linen store whilst above the stairs a further cupboard houses the gas fired combination condensing boiler which serves the central heating and hot water system.

Bedroom 2 – 3.56m x 3.5m (11' 7" x 11' 5") a good double bedroom enjoying the full effect of the garden and brook.

Bedroom 3 – 3.52m x 2.5m (11' 5" x 8' 2") front facing and from where enclosed stairs rise to the **attic rooms**.

Attic room 1 – 6.9m x 3.32m (22' 6" x 10' 9") the stairs rising centrally to an open room and with a window to the gable wall. A door leads off to:

Attic room 2 – 6.9m x 3.76m (22' 6" x 12' 3") the rooms are principally utilised for storage or hobby space but offer excellent opportunity to create additional bedroom and/or bathroom accommodation.

OUTSIDE

By the main entrance at the rear of the cottage, an attractive patio garden provides a pleasant entrance with raised borders, well stocked with a variety of low growing shrubs, spring and summer bulbs. There are three stone built stores and a parking bay accessed off Church Street.

Fronting the property are impressive and substantial gardens where it is immediately evident much care, time and enjoyment have been lavished over the years. The garden is dissected by a stone lined watercourse with flagstone bridges linking each side. The brook flows through and away, bridged at the boundary and off to join Bentley Brook down the

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valley. The gardens include formal lawns interspersed with shrub and flower beds all well stocked and which play host to an array of colour throughout the year from spring and summer bulbs, perennials, specimen trees and shrubs. Seating areas around the garden take advantage of different aspects and the sun throughout the day. There is the functional amenity of a timber shed and aluminium framed greenhouse aside an ornamental pond. Within the higher boundary, a small recently planted orchard which will mature to provide additional privacy from the roadside for years to come.

TENURE – Freehold.

The row of cottages which make up South View, 1-4 Church Street is noted as being Grade II Listed on the Historic England register.

SERVICES – All mains services are available to each cottage which benefit from gas fired central heating and secondary glazing to the principal rooms. No test has been made on services or their distribution.

EPC RATING – not required as Grade II listed.

COUNCIL TAX – Band C

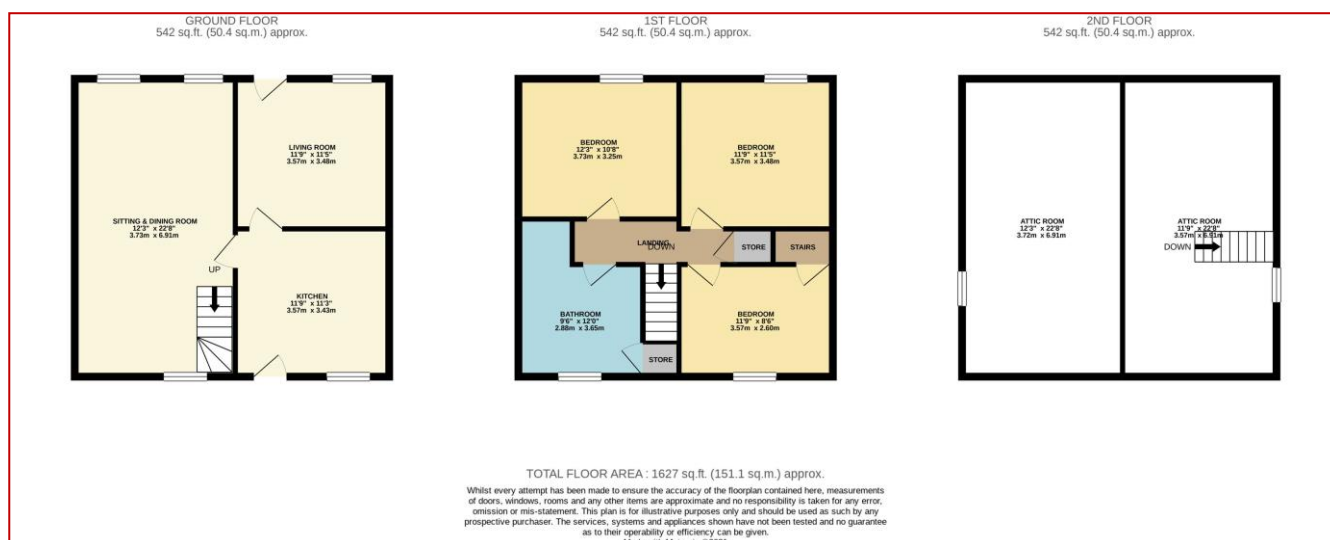
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, proceed along Causeway Lane, passed the park to Matlock Green and rise up The Cliff towards Tansley. On entering the village, turn left into Church Street, turn immediately left again into Ashley Close where South View is located on the left hand side.

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

Ref: FTM9924

Floor Plan



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