

**BLUEBELL COTTAGE
8 SMEDLEY STREET EAST
MATLOCK
DERBYSHIRE DE4 3FQ**



O A £179,950

A character two bedroom semi-detached cottage with parking, gardens and studio extension.

Believed to date from the 17th century and built principally of natural stone beneath a blue slate roof, this compact character cottage saw an extension and upgrading in the 1980s with further adaptations through recent years. The double glazed and centrally heated accommodation briefly comprises entrance porch, sitting room, studio/hobby room, kitchen with utility area, ground floor bathroom together with two first floor bedrooms. Complementing the cottage are attractive and easily managed gardens together with the rare benefit of off street parking.

The property stands to a convenient location, around half a mile from Matlock's town centre shops and facilities and level walk to the more local bars, deli and hairdressers along Smedley Street. The property is well suited to the first time buyer, young professionals or perhaps those downsizing and is equally well suited to those in need of a "bolt hole" or second home investment who will be appreciative of the ready access to the delights of the surrounding Derbyshire Dales and Peak District countryside.

Good road communications lead to the neighbouring market towns of Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all within daily commuting distance.

- 2 Bed semi-detached cottage
- Parking
- Gardens
- Studio extension
- Convenient 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 part glazed front entrance is set within a timber framed porchway with a further pair of glazed doors opening to the:

Sitting Room – 3.69m x 3.18m (12' 1" x 10' 4") with a front aspect UPVC double glazed window, modern pine clad ceiling, built in storage cupboard and a substantial cut stone fireplace forming a focal point to the room. The internal wall is of exposed stonework and an open doorway leads of to the:

Kitchen – 3.58m x 2.27m (11' 7" x 7' 4") measured overall. There is a range of painted built in cupboards and work surfaces, circular stainless steel sink, electric cooker point with extractor fan above and quarry tiled floor which continues into the **utility area**. The UPVC double glazed window allows natural light from the rear and there are open stairs leading off to the **first floor**. At the front of the stairs, raised by two steps, is a utility area with work bench, plumbing for an automatic washing machine, storage cupboards and windows to either side. Also from the kitchen, two steps rise to a **side lobby** which has built in storage, glazed roof light to the high ceiling and an additional high level boiler cupboard which houses the gas fired combination boiler which serves the central heating and hot water system.

From the side lobby, two further steps rise to the:

Bathroom fitted with a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with Edwardian style mixer shower taps and a separate electric shower fitting above. There is a hinged glass screen, wall mounted cupboards, white towel radiator, ceramic tiled floor and full height ceramic tiling to the walls.

Off the sitting room, a pine ledged and braced door leads off to the **studio/hobby room**, a lean-to addition to the original house with stone walls to the front and rear infilled with the wider wall being timber framed, insulated and facing a drive and garden at the side of the cottage. There are UPVC double glazed windows and an external door off the drive. With central heating radiator and built in storage cupboards with one being fitted with a sink unit.

Taking the stairs from the kitchen to the first floor **landing**, there is access to the **roof void** and to:

Bedroom 1 – 3.7m x 2.84m (12' 1" x 9' 3") the shorter measurement not including the range of built in wardrobing which spans 1½ walls.

Bedroom 2 – 2.82m x 2.21m (9' 3" x 7' 3") above the kitchen, a single room with part restricted head height and velux window.

OUTSIDE

To the side of the cottage is the benefit of off street parking for one car within a gated drive. Adjacent to the drive is an attractive cottage garden including a pebbled patio and raised herbaceous borders. There is additional shrub planting above and beech screen to the roadside, providing some privacy. There is an attached stone store and timber shed providing useful outside storage.

TENURE – Freehold.

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SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band A.

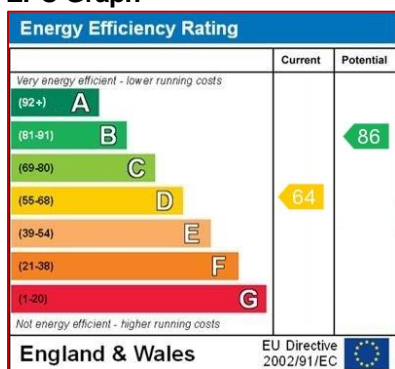
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Causeway Lane and at the mini roundabout turn left into Steep Turnpike. Continue up the hill to the following junction and turn left onto Chesterfield Road before turning left into Smedley Street where No. 8 can be found on the right hand side identified by the agent's for sale board.

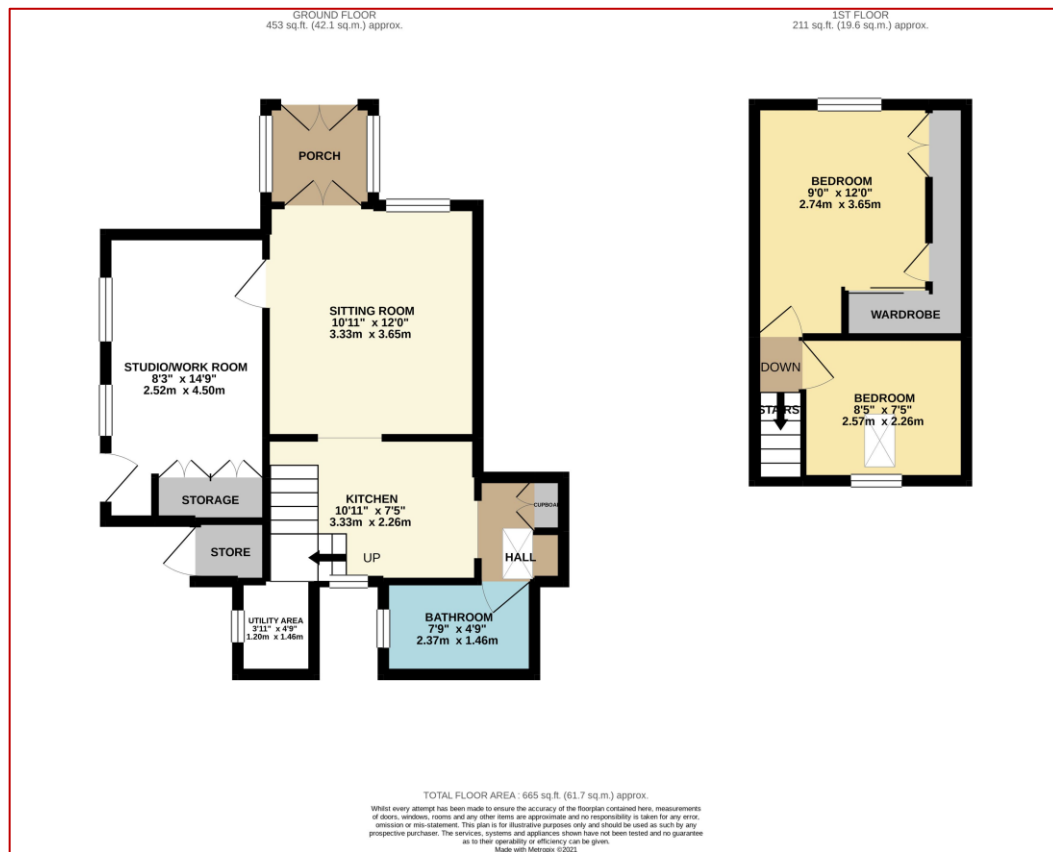
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9949

EPC Graph



Floor Plan



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