

7 EAGLE TERRACE
WENSLEY
MATLOCK
DERBYSHIRE DE4 2LJ



○ A £160,000

An attractive stone terraced cottage in need of refurbishment, enjoying a favourable village location.

Situated within the well regarded village of Wensley, amidst rolling Derbyshire Dales countryside and with the boundaries of the Peak District National Park, this stone built terraced cottage provides two bedroom accommodation across three floors and with the benefit of an attractive garden and delightful countryside views across the dale. The cottage is in need of a deep clean and general refurbishment, yet offers an opportunity for the first time buyer, busy professionals or perhaps buy to let investor to upgrade into a property of charm and character.

A local shop, school and other amenities are available within Winster (1 mile), plus a wider range of facilities in neighbouring Darley Dale. The market towns of Matlock, Bakewell and Chesterfield are all readily accessible by road, with the cities of Sheffield, Derby and Nottingham all within daily commuting distance. The surrounding Peak District and Derbyshire Dales countryside are also close at hand.

- In need of refurbishment
- Three storey stone cottage
- Two bedrooms
- Attractive garden
- Superb views
- Suit a number of purchasers
- Sought after village location

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

Accessing the property from the roadside at upper ground floor level, a uPVC front door opens directly to the...

Sitting room – 3.9m x 3.71m (12' 9" x 12' 2") featuring a front facing window and built-in storage cupboards to either side of the chimney breast. A door leads off to the...

Kitchen – 2.99m x 2.41m (9' 10" x 7' 11") with stainless steel sink unit, delightful views through the rear aspect window and enclosed stairs which rise and descend to the remaining accommodation.

A flight of stone steps descent to the lower ground floor, which has external access to and from the rear and useful storage beneath the stairs.

Bathroom – 2.41m x 2.09m (7' 11" x 6' 10") with a rear aspect window and fitted with a roll edge cast bath, pedestal wash hand basin and low flush WC.

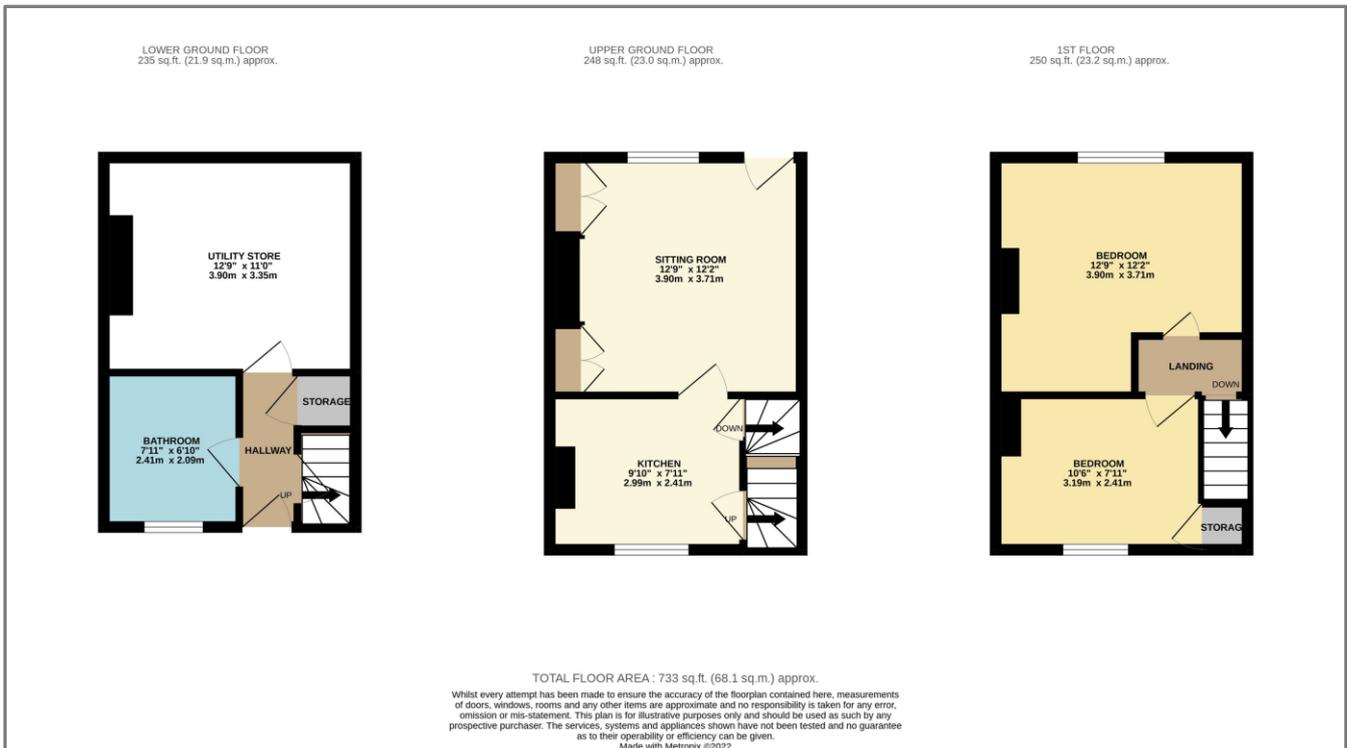
Utility store – 3.9m x 3.35m (12' 9" x 11') a useful ancillary space with plumbing for an automatic washing machine to one corner. No natural light.

Stairs from the kitchen rise to the first floor **landing** and...

Bedroom 1 – 3.9m x 3.71m (12' 9" x 12' 2") a front aspect double bedroom.

Bedroom 2 – 3.19m x 2.41m (10' 6" x 7' 11") with improved views to the rear and storage built-in above the stairwell.

FLOOR PLAN



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OUTSIDE

To the front of the property, at upper ground floor level, a modest forecourt is sheltered within a low stone wall setting the property back from the roadside. At the rear is an area of informal garden offering scope to landscaping, together with a concrete patio / yard adjacent to the back door.

A right of way across neighbouring properties is enjoyed to provide access at lower ground floor level, where a wooden shed provide useful storage.



TENURE – Freehold.

SERVICES – All mains services are available to the property, which enjoys the benefit of gas fired central heating and uPVC double glazing. No specific test has been made on the services or their distribution.

EPC RATING - TBC

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, take the A6 Bakewell Road to Darley Dale. After passing St Elphins Park, turn left into Old Road and continue to Four Lane Ends. At the crossroads, turn left, continue across Darley Bridge and begin rising through South Darley and onto Wensley. Rise to the top of the hill and as the road levels off Eagle Terrace can be found on the left hand side, no. 7 identified by the agent's For Sale board.

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

Ref: FTM10101