

DALE VIEW  
THE CLATTERWAY  
BONSALL  
NR MATLOCK  
DERBYSHIRE DE4 2AH



**O A £150,000**

**A period character cottage in need of general upgrading and refurbishment and enjoying an attractive village fringe location.**

Situated on the outskirts of Bonsall, a sought after village, which provides ready access to the delights of the Derbyshire Dales and Peak District countryside, this period detached cottage presents a renovation opportunity well suited to those seeking a project, rural bolt hole or perhaps a letting investment. The detached cottage is stone built within rendered elevations and beneath a blue slate roof and stands with good sized gardens to a sloping site. There is strong potential to create a home of some character and charm and an early inspection is advised.

Bonsall village boasts a thriving community, two public houses, tea rooms and local store, whilst neighbouring Cromford provides a wider range of local shops and facilities. The market towns of Matlock (4 miles), Wirksworth (3 miles), Ashbourne (10 miles), Bakewell (12 miles) are each readily accessible, whilst the cities of Sheffield, Derby and Nottingham lie within daily commuting distance.

- Period detached cottage
- In need of general renovation and refurbishment
- Potential to create a home of character
- Sought after village
- Suit a variety of purchasers
- Viewing recommended

## ACCOMMODATION

Accessed from the side garden, a traditional door opens to the...

**Sitting room** – 4.88m x 3.62m (16' x 11' 11") with solid fuel fire, front aspect window, small picture window the gable wall and enclosed stairs, which lead off to the first floor. There is a useful storage cupboard beneath the stairs, and access to the...

**Kitchen** – 3.62m x 2.35m (11' 11" x 7' 8") with scope for updating, a front facing window, range of built-in cupboards, work surfaces and sink unit. Off the kitchen there is access through a side hall with external access from the front and door opening to the...

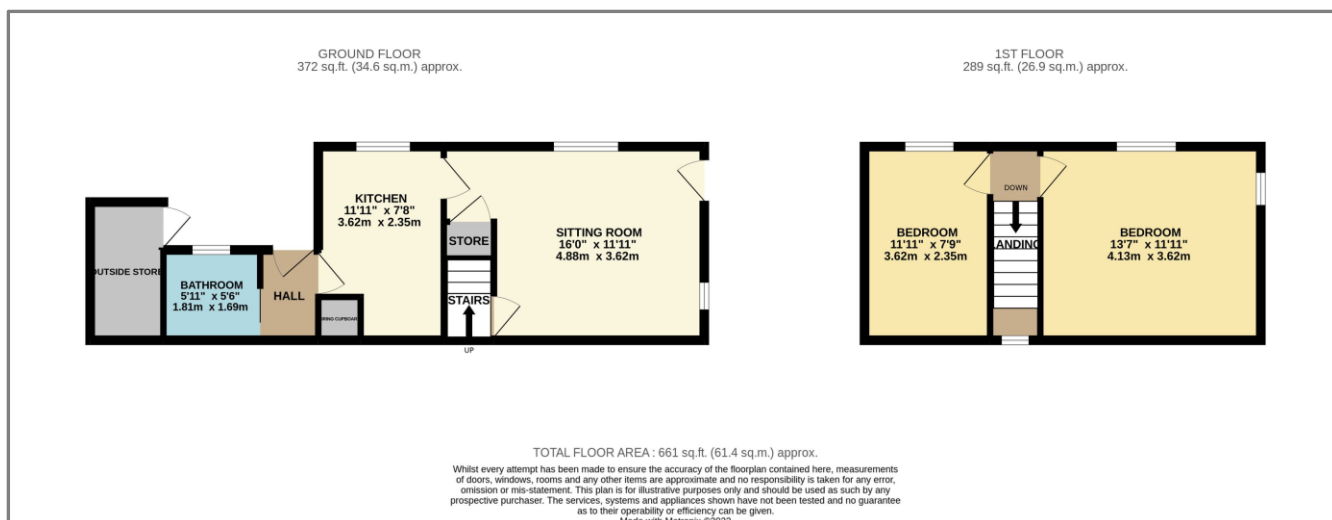
**Bathroom** – 1.81m x 1.69m (5' 11" x 5' 6") with low flush WC, wash hand basin and shower area.

From the sitting room, stairs rise to the first floor **landing** leading off to...

**Bedroom 1** – 4.13m x 3.62m (13' 7" x 11' 11") a good sized double bedroom, front facing.

**Bedroom 2** – 3.62m x 2.35m (11' 11" x 7' 9") a second front aspect double bedroom.

## FLOOR PLAN



## OUTSIDE

To the side of the property, a principally level strip of grassed garden and gated access from the roadside. A pathway rises to a larger area of informal garden offering potential for further landscaping. On the opposite side of the house, a brick built outside store and small yard.



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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.

**TENURE** – Freehold.

**SERVICES** –Mains water, drainage and electricity are available to the property. No specific test has been made on the services or their distribution.

**EPC RATING** – to be confirmed

**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 south to Cromford. At Cromford crossroads turn right, then right again onto the Via Gellia road, as signed Bonsall and Buxton. Follow the road for around one mile before turning right onto The Clatterway as signed Bonsall. The property can be found immediately on the right hand side, identified by the Agents' For Sale board.

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

**Ref:** FTM10179

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