



**BROOKSIDE COTTAGE, FENNY BENTLEY
ASHBOURNE, DE6 1LB**

PRICE: OFFERS AROUND £530,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Being situated on the edge of the popular and sought after Peak Park village of Fenny Bentley and enjoying far reaching views to the side and rear, this detached stone cottage property provides spacious four bedroomed family accommodation, which now offers considerable scope for further alteration and modification to a new owner's choice.

The cottage, the original part of which is of period construction, retains many original features including beamed ceilings and occupies an extensive site with large, primarily lawned gardens, ample car standing space and a useful detached garage. The property is oil centrally heated and double glazed throughout and is well worthy of an early inspection.

ACCOMMODATION

A small pane upvc sealed unit double glazed front door leads to

Split Level Reception Hall the lower level having quarry tiled floor, single panel central heating radiator and recessed shelves. In built cloaks cupboard with rail and shelf, two wall light points. Steps lead up to the upper level with further wall light point and staircase off to first floor level. Also, from the lower level a door leads to

Dining Room 3.93m x 3.72m (12'11" x 12'3") with small pane sealed unit double glazed windows to the front and further double-glazed window to the side. Heavily beamed ceiling, two wall light points and feature stone fireplace with oak mantel and open grate. Double panel central heating radiator, serving hatch to kitchen.

Principal Sitting Room being L shaped and measuring 6.4m x 3.8m (21' x 12'6") and 3.04m x 4m (10' x 13'2") the principal section of the room has a heavily beamed ceiling, sealed unit double glazed windows on two sides and three double panel central heating radiators. There is a wide Cornish slate fireplace with oak mantel, in built cupboard to one side and fitted decorative fuel effect propane gas fire. The room has oak parquet flooring throughout with further wide sealed unit double glazed windows in the L shaped section which enjoy superb open countryside views and there is a flanking upvc sealed unit double glazed door to the exterior. Further double panel central heating radiator, wall light points.

Rear Reception Room 4.26m x 4.07m (14' x 13'5") with upvc sealed unit double glazed window to the rear again enjoying extensive rural aspect, double panel central heating radiator, two wall light points, deep door recess.

Kitchen 4.3m x 2.06m (14'1" x 6'9") being galley style and fitted with a good range of contemporary base cupboards and wall cupboards with ample work surfaces having inset single drainer stainless steel sink unit and mixer tap. Double panel central heating radiator, electric cooker point and sealed unit double glazed window with rear aspect over agricultural countryside. The kitchen leads onto

Utility Room 1.91m x 2.06m (6'3" x 6'9") with a range of original in built base and wall cupboards with tall broom and utility cupboard housing the electric meter, inset stainless steel sink unit, upvc sealed unit double glazed window, plumbing for automatic washing machine and door to the exterior rear.

Ground Floor Bathroom having four piece suite in cream comprising corner panelled bath, low flush wc, pedestal wash



hand basin and fully tiled shower cubicle with glazed shower screen door and mains shower control. Half height tiling, sealed unit double glazed window, central heating radiator.

Return staircase to First Floor Level with oak hand rail and wrought iron balustrading, beamed ceiling, upvc sealed unit double glazed window, single panel central heating radiator.

Bedroom One (rear double) 4.78m x 3.22m (15'8" x 10'7") having wide upvc sealed unit double glazed window to the rear with extensive views and further matching side window also with far reaching outlook. Double panel central heating radiator, two in built eaves storage cupboards, wash hand basin and vanity unit with cupboard beneath. Shaver point, wall light point. Adjacent to the bedroom is a

Vanity Room with low flush wc and eaves storage cupboard.

Bedroom Two 3.93m x 3.81m (12'11" x 12'6") with upvc sealed unit double glazed windows to front and side, single panel central heating radiator, two wall light points. Wash hand basin set into vanity unit with cupboard beneath, shaver light and in-built double opening wardrobe with oak doors and fitted slatted shelves with rail.

Bedroom Three 4.12m x 1.78m (13'6" x 5'10") measured between the purlins with partial restricted head height, single panel central heating radiator, upvc sealed unit double glazed window and range of in-built eaves cupboards. Wall light point.

Bedroom Four (front) 3.87m x 1.86m (12'8" x 6'1") with upvc sealed unit double glazed window, single panel central heating radiator and in-built wardrobe cupboard.

OUTSIDE

The property which occupies an enviable location on the edge of Fenny Bentley has the benefit of an extensive garden plot.

The cottage is approached over a small brook via a tarmac driveway but there is also a flanking stone footbridge. The driveway leads to a good sized car standing and turning space and leads to the detached block built and timber clad garage with automatic roller shutter door and electric light and power supply. To the rear of the garage is a small greenhouse adjacent to which is the oil storage tank. The majority of the garden lies to the south and west of the cottage with extensive primarily lawned gardens having planted beds and borders, crazy paved stone pathways etc.

There is an integrated boiler house which is accessed from the exterior housing the oil-fired boiler for domestic hot water and central heating. There is in addition a small wooded hazel copse.

The property adjoins and overlooks open agricultural land to the rear over which it enjoys extensive views.

SERVICES

It is understood this property is connected to mains water, electricity and drainage.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.



TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING F**VIEWING**

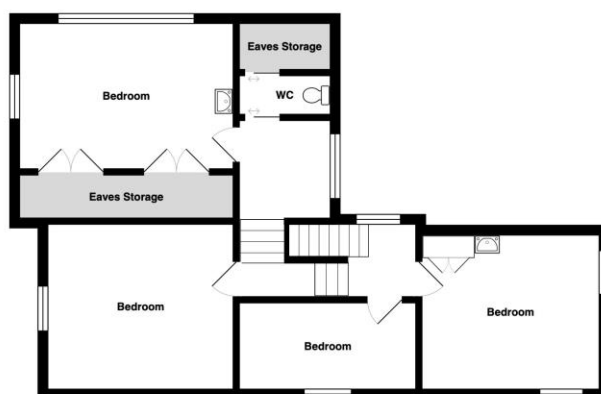
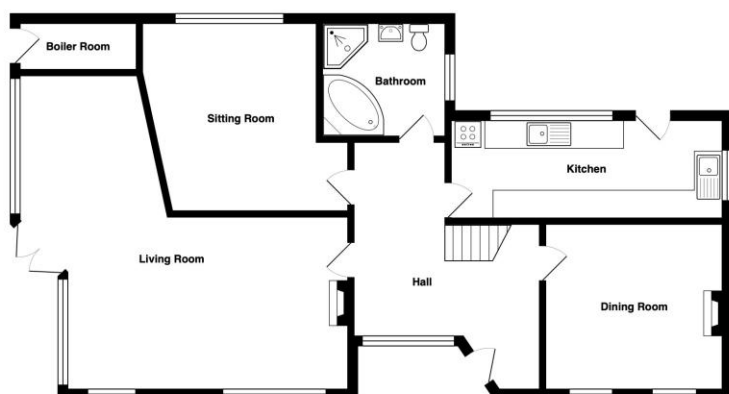
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS – passing.dark.brilliant

Ref FTA2742



Brookside Cottage, Ashbourne Road, Fenny Bentley, DE6 1LB



Total Area: 180.2 m² ... 1939 ft²

All measurements are approximate and for display purposes only

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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.