

# SCARGILL MANN & CO.

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## The Manse, Church Street Tansley, Matlock, Derbyshire DE4 5FE



### **Characterful two / three bedroomed stone built semi-detached cottage located within a sought after and highly convenient village location NO UPWARD CHAIN**

- Gas fired central heating • Sealed unit double glazing
- Reception Hallway • Feature living room with high exposed Cathedral style ceiling • Fitted kitchen
- Well proportioned utility room • Bedroom with bathroom and dressing room / potential bedroom three
- Bedroom two with en-suite • Feature low maintenance landscaped garden with patio areas, ornamental pond and summer house • Driveway providing off street parking for two vehicles - Viewing strongly recommended •

**Offers around £395,000**



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## **GENERAL INFORMATION**

Viewing is truly recommended in order to fully appreciate this characterful two / three bedroomed stone built semi-detached property, located within a sought after and highly convenient village location.

The property is sold with the benefit of gas fired central heating, sealed unit double glazing and no upward chain. Internally the property briefly comprises of a reception hallway, feature living room with Cathedral style exposed high ceiling, fitted kitchen and utility room. To the first floor leading off the galleried landing area is bedroom one, again having high exposed ceiling, and in turn having access to a bathroom and dressing room - note the dressing room could be converted to create a third bedroom with scope to further extend into the Cathedral style ceiling of the living room below if desired. Additionally there is a bedroom two with en-suite.

Outside to the rear of the property is a private and easily maintained landscaped garden which incorporates stone paved patio areas, ornamental pond and timber summer house. To the front of the property is a private patio area and a cobbled stone set driveway which provides off street parking for two vehicles.

## **LOCATION**

Tansley is a popular village with a good range of amenities available locally including a primary school and three local public houses. The property is within close proximity to open fields across the Derbyshire Dales where there are many delightful countryside walks. Matlock is approximately one and a half miles away which in turn provides a more comprehensive range of facilities including shops, schools and leisure facilities. The A38 is approximately six miles to the east which provides swift onward travel to both the north and south, other nearby regional centres and the main motorway network.

## **ACCOMMODATION**

Hardwood and leaded double glazed entrance door provides access to:

### **RECEPTION HALLWAY 3.98m x 3.35m (13'1" x 11'0")**

Note the measurements are maximum including the under stairs storage cupboard. Feature fireplace with oak mantle and raised stone hearth incorporating a catalytic converter gas fire. Feature beamed ceiling. Two

central heating radiators. Cupboard housing electricity consumer unit and cupboard housing Baxi wall mounted combination boiler which provides domestic hot water and services the central heating system. Oak board floor covering. Sealed unit double glazed leaded mullioned window to front with stone sill. Further sealed unit double glazed leaded mullioned window to rear. Two wooden doors providing access to the utility room and sitting room respectively.

### **FEATURE LIVING ROOM 5.84m x 4.07m (19'2" x 13'4")**

Note the former measurement being taken into the recess adjacent to the stone fireplace with exposed stone lintel, large raised stone hearth and featuring a cast iron Clearview wood burning stove. Adjacent wooden TV plinth with TV aerial / satellite connection. Wooden dog-leg staircase off to first floor having handrail and cast iron balusters. Feature Cathedral style ceiling with exposed purlins and beams. Oak board floor covering. Two central heating radiators. Two sets of sealed unit double glazed leaded mullioned windows to front incorporating window seats. Wooden door provides access to:

### **FITTED KITCHEN 4.45m x 3.31m (14'7" x 10'10")**

Having an extensive range of granite preparation surfaces with granite upstands and tiled splashback incorporating a recessed Villeroy & Boch Belfast sink unit with mixer tap over and a range of panelled base drawers and cupboards beneath. Complementary wall mounted cupboards featuring a glazed display cabinets. Complementary island unit with granite preparation surface featuring a breakfast bar area. Rangemaster cooker incorporating a four ring gas hob and griddle plate, filter over and with two ovens beneath. Appliance space for an American style fridge / freezer with plumbing. Exposed ceiling beams. Central heating radiator. Part exposed feature stone wall. High level sealed unit double glazed window to rear and sealed unit double glazed leaded arch French doors with matching side screens overlook and provide access to the rear garden. Feature wooden door provides access to the:

### **UTILITY ROOM 2.95m x 2.61m (9'8" x 8'7")**

Having a range of wooden preparation surfaces with tiled splashback and recessed Belfast sink with Shaker style panelled cupboards and drawer beneath. Appliance space with plumbing suitable for an automatic washing machine. Stone flagged floor covering. Exposed beamed ceiling. Central heating radiator. Sealed unit double glazed leaded windows to rear and side, with wooden and leaded double glazed Farmhouse style door, which provides access to the rear garden.



## FIRST FLOOR

### GALLERIED LANDING

Providing access to:

#### BEDROOM ONE 3.85m x 3.56m (12'8" x 11'8")

Having a feature cast iron fireplace. Central heating radiator. Feature Cathedral style beamed ceiling with exposed purlins. Sealed unit double glazed Velux roof light window. Wooden and leaded double glazed door to side which opens onto a private patio area. Further mullioned sealed unit double glazed leaded windows to rear overlooking the garden. Feature wooden door provides access to:

#### INTERNAL LOBBY

Which has a doorway leading into a feature bathroom and a second door which leads into a dressing room. Trap door access to a roof space.

#### DRESSING ROOM/ BEDROOM THREE 2.95m x 1.71m (9'8" x 5'7")

Note the measurements include the built-in wardrobes having a range of hanging rails and shelves with matching chest of drawers. Central heating radiator. Mullioned sealed unit double glazed leaded window to front, with roof top views towards surrounding countryside.

#### FEATURE BATHROOM 2.09m x 1.93m (6'10" x 6'4")

Note there is a recessed area not included in the measurements ideal for fitted or free standing furniture if required. The bathroom has Travertine tiled floor and wall covering featuring a white suite comprising pedestal wash hand basin, low level WC and roll topped slipper bath with chromed mixer tap / hand held shower. Chromed heated towel rail. Exposed purlin. Sealed unit double glazed leaded window in upvc frame to side and sealed unit double glazed Velux window to rear with fitted blind.

#### BEDROOM TWO 3.79m x 3.98m (12'5" x 13'1")

Note the measurements include the built-in wardrobe with hanging rails and the en-suite shower room. Telephone jack point. TV aerial connection. High ceiling with exposed purlins and beams. Central heating radiator. Sealed unit double glazed leaded mullioned window to front with roof top views towards surrounding countryside. Sliding wooden door leads into an:

#### EN-SUITE

Having Travertine tiled floor and wall coverings featuring a stone bowl style sink unit with cupboard beneath, low level WC and Travertine tiled shower cubicle with chromed shower over. Chromed ladder style heated

towel rail. Sealed unit double glazed Velux roof light window to rear with fitted blind.

### OUTSIDE

Immediately to the front of the property is a stone bench and a feature stone set cobbled driveway which provides ample off street parking for two vehicles. There are stone steps that lead up to a most private paved patio area and there are a range of well stocked flowering and herbaceous borders.

#### ENCLOSED PASSAGEWAY 5.11m x 0.82m (16'9" x 2'8")

Having power, lighting with hot and cold water tap. Wooden and double glazed leaded door to rear which leads to the rear garden.

The the rear of the property there are stone circular steps leading to a landscaped private garden incorporating stone paved patio area, artificial lawn area, ornamental pond, timber summer house and timber garden shed. There are stone steps leading to the private stone paved patio area which can also be accessed off the bedroom. Outside power.

#### SUMMER HOUSE 2.73m 2.73m (8'11" 8'11")

Having power and lighting.

### COUNCIL TAX BAND

Derbyshire Dales - Band D

### DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north along Dale Road, passing the Sainsbury's superstore and upon reaching the roundabout junction turn right for Matlock. Continue through Matlock, crossing over the Crown Square roundabout and the mini roundabout junction thereafter, continuing past Matlock Town Football Club and Hall Leys Park. Thereafter leave Matlock and upon reaching the village of Tansley turn left into Church Street where the property is shortly located on the right hand side, clearly denoted by our "for sale" board.

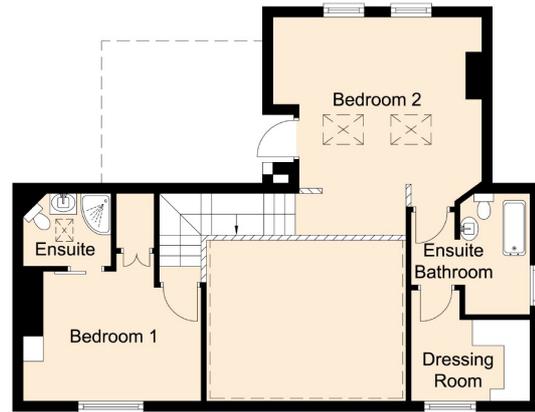
### VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT/JO)



Ground Floor

First Floor



## The Manse, Church Street, Tansley DE4 5SE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**



### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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