

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Hearth House, Cowers Lane Belper, Derbyshire, DE56 2LS



Sumptuously appointed and upgraded four bedroom detached property, offering stunning countryside views

- Gas fired central heating • Sealed unit upvc triple glazing • Entrance hallway and guest cloakroom • Study and separate Sitting room • Open plan living kitchen with utility room off • Master bedroom with en-suite • Guest bedroom two with en-suite shower room • Two further bedrooms and a family bathroom to the first floor • Large driveway and detached double garage • Private rear garden Media/cinema room
- **VIEWING ESSENTIAL** •

Price £780,000



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GENERAL INFORMATION

A truly rare opportunity to acquire this beautifully presented and substantially upgraded four bedroom detached property. The property is sold with the benefit of gas fired central heating, underfloor heating (in specified rooms) and sealed unit upvc triple glazing.

Internally the property provides, reception hallway, guest cloakroom, study, sitting room, most impressive open plan living kitchen and utility room off. The first floor galleried landing leads to the master bedroom with four piece en-suite, guest bedroom two with en-suite shower room, two further bedrooms and a bespoke fitted four piece family bathroom. The property also boasts an impressive media/cinema room, situated above the double detached garage.

LOCATION

Cowers Lane is conveniently situated between Belper and Ashourne, with Wirksworth located approx 5 miles to the north. Belper (which has been voted "The best local shopping facilities in the Country") enjoys a comprehensive range of local shopping facilities including major supermarkets, pubs, restaurants and exceptional recreational facilities. There are also a good range of local schools at hand. .

Belper also boasts a railway station giving access to Derby and onward to London and a regular bus service to Derby city centre which offers a more comprehensive range of shopping facilities in the Derbion. Ashbourne known as "The Gateway to Dovedale" and the famous Peak National Park and provides an excellent range of period architecture, shops, schools and leisure facilities. Further activities are available at Carsington Water with its trout fishing, nature walks and sailing. The property is within walking distance to The Railway Inn public house

ACCOMMODATION

ON THE GROUND FLOOR

Having composite front door providing access to:

RECEPTION HALLWAY

Parquet flooring with underfloor heating, stairs to the first floor off with useful understairs storage cupboard, wooden doors off.

GUEST CLOAKROOM 1.46m x 0.76m (4'9" x 2'6")

Having tiled flooring, a white suite comprising, low level w.c., vanity wash hand basin, tiled splash-back, ladder style heated towel rail and extractor fan.

STUDY 3.18m x 2.48m (10'5" x 8'2")

Sealed unit upvc triple glazed window to front with shutter blinds, underfloor heating and electric circuit board.

SITTING ROOM 5.39m into bay x 3.69m (17'8" into bay x 12'1")

Sealed unit upvc triple glazed bay window to front with shutter blinds, underfloor heating, wood and glass panel french doors providing access to:

OPEN PLAN LIVING KITCHEN 8.8m x 7.08m (28'10" x 23'3")

Continuation of Parquet flooring with underfloor heating from the hallway, comprising:

KITCHEN AREA

Having granite work surfaces with matching up-stands inset double Belfast sink with chrome mixer pull-down tap over. A range of Shaker style cupboards and drawers under with integrated appliances, consisting of, dishwasher, double Neff electric fan assisted oven and grill, space and plumbing for American style fridge freezer, inset Neff induction hob with built in extractor fan. Sealed unit upvc triple glazed window to rear with roof window over. Large breakfast island with complementary granite work surface over and a range of cupboards and drawers under with integrated Neff electric fan assisted oven and wine cooler.

LIVING AREA

Bi-fold doors to rear garden.

UTILITY ROOM 2.46m x 1.64m (8'1" x 5'5")

Granite worktop with inset 1½ Belfast sink and adjacent drainer with chrome pull-down mixer tap over and up-stand surrounds. A range of cupboards under with space and plumbing for separate washing machine and dryer. Wall mounted Ideal boiler servicing the central heating system and providing domestic hot water and also providing under-floor heating (in specified rooms). Composite door providing access to the side of the property.

ON THE FIRST FLOOR

For a Free Valuation Call 01332 207 720



SPACIOUS GALLERIED LANDING

Useful storage cupboard, with doors off, sealed unit upvc triple glazed window to front with shutter blinds and radiator.

MASTER BEDROOM 5.32m into wardrobes x 5.19m (17'5" into wardrobes x 17'0")

Built in wardrobes with mirrored sliding doors, radiator, sealed unit triple glazed upvc french doors with bespoke fitted blinds, opening to a Juliet balcony offering stunning rear aspect countryside views. Wooden door to:

EN-SUITE

Fully tiled white suite comprising, wall mounted "His & Hers" wash hand basin with chrome mixer tap over and cupboards under. Double shower cubicle with screen and chrome mains shower over. Bath with bespoke mixer tap over and shower head. Sealed unit upvc triple glazed opaque window to side, electric extractor fan and heated mirror.

GUEST BEDROOM TWO 4.50m x 3.91m (14'9" x 12'10")

Sealed unit upvc triple glazed window to front with shutter blinds, radiator and wooden door providing access to:

EN-SUITE SHOWER ROOM 3.09m x 1.16m (10'2" x 3'10")

Fully tiled white suite comprising, low level w.c., wall mounted wash hand basin with bespoke mixer tap over and base drawers under, double cubicle with matching bespoke mains shower over, complementary bespoke wall mounted towel rail. Sealed unit upvc triple glazed opaque window to side.

BEDROOM THREE 4.15m x 4.04m max (13'7" x 13'3" max)

Sealed unit upvc triple glazed window to rear with shutter blinds and radiator.

BEDROOM FOUR 3.23m x 2.51m (10'7" x 8'3")

Sealed unit upvc triple glazed window to front with shutter blinds and radiator.

FAMILY BATHROOM 2.49m x 2.49m (8'2" x 8'2")

Porcelain tiles and white suite comprising, low level w.c., cubicle with bespoke mains shower over, bath with bespoke mixer tap and shower head over, wall mounted wash hand basin with mixer tap over and

drawers under. Sealed unit triple glazed opaque window in upvc frame to side.

OUTSIDE & GARDENS

Outside to the front and side of the property is a spacious block paved driveway providing ample off road parking and turning area with lawn garden to front and decorative gravelled planting area. To the side of the property the driveway leads to the:

DOUBLE DETACHED GARAGE

With electric up and over door.

To the rear is a delightful paved patio seating and entertaining area which gives way to laid lawn enjoying stunning views over the surrounding countryside.

MEDIA/CINEMA ROOM 7.10m max x 5.20m (23'4" max x 17'1")

Surround sound built-in speakers, 4k projection and screen (available via separate negotiation). Central heating radiator and trap door access. Sealed unit triple glazed window in upvc to front and roof window with remove control blinds to side. Sealed unit upvc triple glazed window to rear providing stunning countryside views and overlooking a pond area.

COUNCIL TAX BAND

Amber Valley - G.

DIRECTIONAL NOTE

From our Derby office, proceed north on the A6 to Duffield. Upon reaching Duffield, take the left-hand turn into Broadway, which becomes the B5023 (Wirksworth Road). Proceed on this road for approx. 4 miles and the property will be located on the right-hand side, situated just before reaching the crossroads and traffic light junction.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (DM/JS/SE).



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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