

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## Groom Cottage, Near Idridgehay, Belper, Derbyshire DE56 2SD



**A charming Grade II Listed period semi-detached property, enjoying an enviable position in a delightful hamlet situated within a private estate**

- The property offers two bedroomed accommodation with a wealth of charm and character
- Lounge with feature fireplace in full working order • Dining Room • Recently modernised fitted kitchen
- Two generous double bedrooms • Stylish modern bathroom • Delightful garden part walled • Brick single garage • Gravelled shared drive •

**£625 Per calendar month**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620**

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## GENERAL INFORMATION

A superb well-appointed semi-detached bijou-style Grade II Listed cottage occupying an idyllic position in the heart of the popular hamlet of Ireton Wood and offering two bedroomed accommodation with the benefit of a delightful garden and garage.

Internally, the property offers entrance hall, lounge with working cast iron feature fireplace, dining room with working cast iron feature fireplace, recently equipped fitted kitchen with integrated oven and hob and fridge freezer, good sized cloak storage cupboard, two generous double bedrooms and a stylish modern family bathroom.

Outside, the property enjoys the benefit of a delightful well-maintained garden being part walled and a single brick built garage with large gravelled shared driveway.

## LOCATION

The property provides ease of access to delightful countryside, Carsington Water, Ashbourne, Derby and Wirksworth.

## ACCOMMODATION

### **KITCHEN 3.15m x 1.83m (10'4" x 6'0")**

With wall mounted electric panel heater. Refurbished kitchen units with stainless steel sink unit and base cupboard beneath. Single base units with work surfaces and over tile surrounds. Plumbing for automatic washing machine. Inset electric hob with

extractor above. Built-in electric oven. Wall cupboards. Integrated fridge/freezer. Tiled floor. Door to the rear.

### **DINING ROOM 3.12m x 3.51m (10'3" x 11'6" x)**

Wall mounted electric panel heater. Cast iron feature fireplace with marble hearth in full working order. Built-in adjacent original storage cupboards.

### **LOUNGE 3.23 x 3.43 (10'7" x 11'3")**

With cast iron decorative fireplace in full working order. Wall lights. Windows with original shutters.

### **REAR LOBBY**

Providing access to stairs and first floor. Under stairs storage cupboard. Wall mounted electric heater.

## **FIRST FLOOR ACCOMMODATION**

### **SUMPTUOUSLY APPOINTED REFURBISHED BATHROOM**

With freestanding bath with shower over and mixer taps. Low level WC. Pedestal wash hand basin. Half tiled surrounds. Decorative spot lighting. Extractor fan. Heated chromed towel rack.

### **BEDROOM ONE 3.43m x 3.43 (11'3" x 11'3")**

With cast iron feature fireplace. Windows with original shutters.

### **BEDROOM TWO 3.76 x 4.39 (12'4" x 14'5")**

With feature fireplace.

## **OUTSIDE & GARDEN**

**SINGLE BRICK BUILT GARAGE 3.05 x 5.49m (10'0" x 18'0")**



With wooden doors to front. In front of the 1st garage (to the left as you look at the property) the car space in front of this is allocated to Garden Cottage as shown on the attached plan.

Strictly by appointment through Scargill Mann & Co - Derby Office 01332 206620.

#### **GARDEN**

Delightful garden being part walled with well maintained borders and gravel drive.

#### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Strictly employed only. No smokers. Available now.

#### **PROPERTY RESERVATION FEE**

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

#### **DEPOSIT**

5 Weeks Rent.

#### **DIRECTIONAL NOTE**

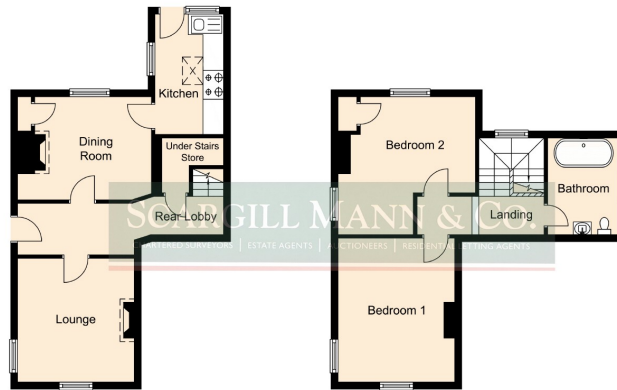
From Derby proceed via the main Duffield Road (A6), travelling to Duffield and then at the traffic lights take a turning left into Wirksworth Road (Broadway), then proceed along the Wirksworth Road for approximately three miles, taking the turning left for Idridgehay, then take the first turning right for Ireton Wood. Following the road for approximately one mile, the property is then situated on the right hand side, at the staggered junction.

#### **VIEWING**



Ground Floor

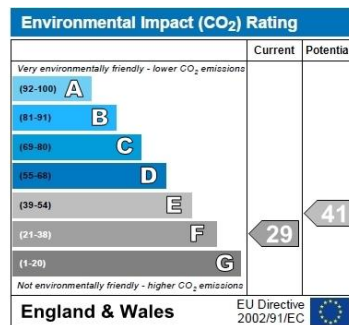
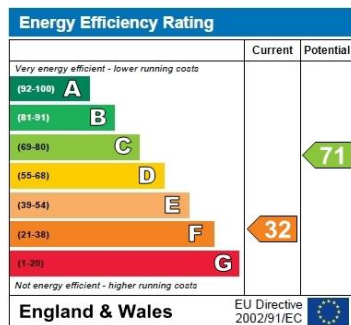
First Floor



Groom Cottage, Idridgehay, DE56 2SD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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



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