

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

4 Barton Hill Croft

Birchover, Matlock, Derbyshire DE4 2DW



Recently stone built two bedroomed mid-terrace occupying a sought after Peak District village location. Property subject to the Derbyshire Clause - NO UPWARD CHAIN

- Gas fired central heating • Sealed unit double glazing • Sitting room with stone fireplace and chimney
- Fitted dining/kitchen • Rear hallway/lobby • Guest cloakroom • Two bedrooms • Well appointed bathroom
- Rear lawned garden with timber garden shed • Block paved driveway providing off street parking for two vehicles
- VIEWING STRONGLY RECOMMENDED •

Offers in excess of £165,000



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GENERAL INFORMATION

This sale offers an excellent opportunity for the discerning purchaser who qualifies for the Derbyshire Clause, occupying a sought after Peak District village location.

The property is sold with the benefit of no upward chain, gas fired central heating, sealed unit double glazing. Internally briefly comprising sitting room with stone fireplace and chimney, fitted dining/kitchen and rear lobby which leads to a guest cloakroom. To the first floor are two bedrooms and a particularly well appointed bathroom.

Outside to the rear of the property is a lawned garden with timber garden shed and a block paved driveway providing off street parking for two vehicles.

LOCATION

Birchover is a sought after and popular village located within the Peak National Park. The village itself enjoys a post office, two public houses and it should be noted it is located within the Lady Manners School at Bakewell. A Church of England primary school is located at Stanton in Peak. The nearby market towns of Bakewell and Matlock offer an excellent range of amenities including shops, schools and leisure facilities.

ACCOMMODATION

Panelled and leaded glazed entrance door provides access to:

SITTING ROOM 4.53m x 3.34m (14'10" x 10'11")

Note the former measurement being taken into the recess adjacent to the chimney breast which incorporates an attractive stone fireplace with fitted bookshelf and

cupboard to adjacent chimney recess. Central heating radiator. Telephone jack point. TV aerial point. Satellite TV connection. Sealed unit double glazed windows to front with views towards surrounding countryside. Note the measurements include the staircase off to the first floor with wooden handrail balusters and posts, additionally having a useful under stairs storage cupboard. Wooden glazed door leads into:

DINING/KITCHEN 3.09m x 3.17m (10'2" x 10'5")

Having an extensive range of preparation surfaces incorporating an inset one and a half stainless steel sink unit with adjacent drainer, chromed mixer tap over, tiled splashback and having painted panelled base drawer and cupboards beneath relieved by soft closing fittings. Complementary wall mounted cupboards over. Inset Neff four ring hob with stainless steel filter canopy over and electric fan assisted oven beneath. Integrated wall mounted Ideal combination boiler which provides domestic hot water and services the central heating system. Two appliance spaces with plumbing for an automatic washing machine and dishwasher, third appliance space with power for a large fridge/freezer. Ceramic tiled floor covering. LED spotlights. Central heating radiator. Two sealed unit double glazed windows to rear overlooking the garden. Doorway leads into:

REAR HALLWAY/CLOAKS AREA 1.70m x 1.33m (3'3" x 4'4")

Having a continuation of the ceramic tiled floor covering. Central heating radiator. Panelled and leaded glazed door to rear leads onto the garden. Panelled door provides access to:

GUEST CLOAKROOM 1.34m x 1.34m (4'5" x 4'5")

Being part tiled and having a white suite comprising wash



hand basin with chromed mixer tap over and low level WC. Continuation of the ceramic tiled floor covering. Electric extractor fan.

FIRST FLOOR

LANDING

Having three panelled doors which provide access to bedrooms and bathrooms respectively.

BEDROOM ONE 3.37m x 3.49m EXTENDING TO 4.52m (11'1" x 11'5" EX TENDING TO 14'10")

Central heating radiator. TV aerial point. Oak vanity area with recessed LED spotlight over. Trap door access to roof space with drop down aluminium ladder. Furthermore, there is an over stairs storage cupboard. Two sealed unit double glazed windows to front with views over surrounding countryside.

BEDROOM TWO 3.14m x 2.24m (10'4" x 7'4")

Having a TV aerial point. Telephone jack point. Sealed unit double glazed window to rear.

BATHROOM 2.16m x 2.13m (7'1" x 7'0")

Being part tiled and having a white suite comprising floated wash hand basin with chromed mixer tap, low level WC and bath with glass shower screen, chromed mixer tap and chromed shower over. Recessed LED spotlights. Electric extractor fan. Chromed ladder style electric heated towel rail. Sealed unit double glazed opaque window to rear.

OUTSIDE

Immediately to the rear of the property is a lawned garden with timber garden shed. Block paved driveway

providing off street parking for two vehicles. Rooftop views towards surrounding countryside.

PLEASE NOTE

The purchaser of the property would need to qualify for a Derbyshire Clause in order to purchase the property. Further information can be found on the Derbyshire Dales District Council web site.

COUNCIL TAX BAND

Derbyshire Dales - Band B.

DIRECTIONAL NOTE

The approach from our Matlock Office is to proceed north on the A6, passing the Sainsbury's superstore and thereafter bear left at the roundabout following the A6 as sign posted for Bakewell. Follow this road, passing through Darley Dale and Rowsley, thereafter taking the first turning on the left into Youlgreave (B5056). Following this road, taking the first turning on the left following the B5056. Thereafter take the second turning on the left hand side into The Miers as sign posted for Birchover. Follow this road into the village of Birchover. Proceed through the village passing the Red Lion Inn and following Main Street which eventually becomes Barton Hill where eventually the property is located on the left hand side, clearly denoted by our For Sale board.

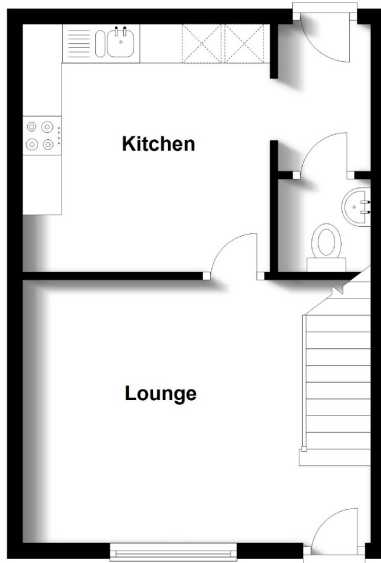
VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (AT 08.08.2019)



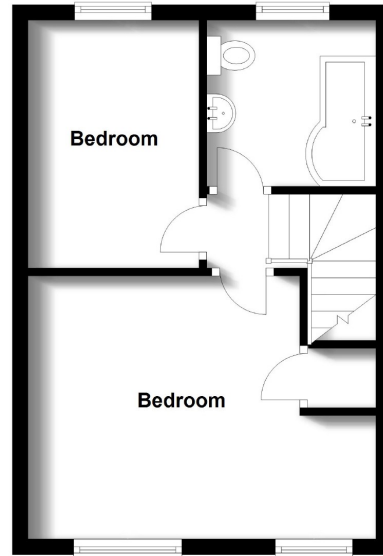
Ground Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 60.3 sq. metres (648.9 sq. feet)

4 Barton Hill Croft, Birchover, Matlock, Derbyshire, DE4 2DW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			121
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		81	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			122
(81-91) B			
(69-80) C		85	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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