

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## Ivy Cottage, Ivy Lane Elton, Matlock, Derbyshire DE4 2BX



**A most delightful and charming stone built semi-detached cottage enjoying an enviable position in this highly favoured village**

- Offered with a wealth of original charm and character throughout • Meticulously improved and maintained by its current owners • Reception hallway • Fitted farmhouse style hand crafted kitchen with integrated units
  - Superb lounge with magnificent stone feature fireplace • Ground floor bathroom / shower room
- First floor bedroom with mezzanine attic storage space above • Second floor with good sized bedroom
  - Cottage style garden • Large garage • Driveway • Viewing essential •

**Price £315,000**



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## GENERAL INFORMATION

Delightful and charming stone built two bedroomed semi-detached cottage occupying an enviable location in the centre of this highly popular and favoured village. Offering a wealth of original charm and character throughout.

A recommended internal inspection will reveal good sized reception hallway with stairs to the first floor off, a superb lounge with magnificent stone feature fireplace with wood burning stove. In addition there is a well appointed fitted kitchen with hand crafted fitted pine units, with integrated appliances, plus a ground floor bathroom / shower room. To the first floor is large lobby landing, with built-in storage cupboards, leading to the principal bedroom which enjoys a mezzanine level with separate staircase providing storage or hobbies room and to the second floor is a guest bedroom.

Outside there is a delightful cottage garden with lawns and raised pond plus a large garage / workshop with full power and lighting with driveway approach.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this charming cottage in an idyllic setting. The cottage itself offers a wealth of original character and charm with many exposed beams and original stonework throughout.

## LOCATION

The village of Elton spreads along a single street that roughly marks the spring line and an underlying

junction of rock types; north of the village are limestone outcrops, just to the south are gritstone tors. There is a village church, primary school and local pub. A wider range of amenities and facilities will be located in surrounding towns including Rowsley (four miles), Bakewell (six miles), Matlock (four and a half miles), Wirksworth (six miles), the old market town of Ashbourne (ten miles), the city of Derby (eighteen miles) and Sheffield a similar distance.

## ACCOMMODATION

### **WIDE RECEPTION HALLWAY 2.98m x 3.69m (9'9" x 12'1")**

With heavily beamed ceiling, central heating radiator, stairs to the first floor off.

### **LOUNGE 3.79m x 3.6m (12'5" x 11'10")**

With heavily beamed ceiling, magnificent stone feature fireplace with wood burning stove, quarry tiled hearth and oak fender.

### **SUPERB HAND CRAFTED FITTED KITCHEN 2.72m x 3.89m (8'11" x 12'9")**

In oak offering inset sink unit with mixer taps over, base cupboard beneath, a range of base cupboards with wooden work surfaces over and tiled surrounds. Complementary wall mounted cupboards and decorative glazed china cupboard. Electric Range with extractor hood above. Decorative plate rack. Built-in fridge freezer, built-in washing machine. Central heating radiator.

### **REAR LOBBY**

Providing access to;



### **SHOWER ROOM**

With walk-in shower, vanity wash hand basin, low level WC and cork tiled surrounds to the walls. Tiled floor. Central heating radiator.

### **FIRST FLOOR**

#### **SPACIOUS LANDING**

With built-in storage cupboards with oak doors to front with shelving and hanging space. Exposed beams. Built-in airing cupboard with lagged hot water cylinder and immersion heater. Secondary staircase off. Central heating radiator.

#### **BEDROOM ONE 3.85m x 3.67m (12'8" x 12'0")**

With original beamed ceiling. Double central heating radiator. Decorative cast iron feature fireplace. Original stained glass window. Staircase off providing access to:

#### **MEZANNINE AREA 2.05m x 3.76m (6'9" x 12'4")**

Providing attic storage and having a beamed ceiling.

### **SECOND FLOOR**

#### **BEDROOM TWO 1.95m x 3.09m (6'5" x 10'2")**

With central heating radiator.

### **OUTSIDE**

There is a delightful garden with large garage workshop and driveway approach. There are lawns with borders and raised ornamental pond.

#### **LARGE GARAGE/ WORKSHOP 5.5m x 5.5m (18'1" x 18'1")**

With inspection pit, power and lighting.

### **COUNCIL TAX**

Derbyshire Dales - Tax Band C

### **DIRECTIONAL NOTE**

The approach from our Matlock Office is to proceed north along the A6 passing the Sainsbury's superstore and upon reaching the roundabout junction bear left as signposted for Bakewell following the A6. Thereafter continue into Darley Dale turning left after the traffic lights onto Station road (B5057). Follow the road through Darley Bridge, Wensley and Winster to the cross roads beyond Winster cross straight over into Chadwick Hill as signposted for Elton. Proceed along Chadwick Hill, leads to the village of Elton where the road becomes Main Street taking the third turning on the left into Ivy Lane where the property can be denoted by our "for sale" board.

### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591 (DM/JO)



#### 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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