



Gold Hill Cottages, Tansley Matlock, DE4 5FG

Believed to date from the 1700s*, this spacious cottage has a quadruple garage, driveway parking for 3-4 vehicles, south-facing garden, three double bedrooms, two bathrooms and three reception rooms. Offering the opportunity to modernise and create a wonderful family home, it is packed with original and character features including stone fireplaces and beamed ceilings.

*Documents show the cottage standing pre-1840 with features including the fireplace matching other local homes from the 1700s.

Located on a quiet lane in the heart of the village, the home has a conservatory, kitchen-diner, shower room and utility porch on the ground floor. To the first floor are two double bedrooms, the bathroom and an additional WC. On the top floor is a huge and versatile hobby room/study which has often been used as a bedroom, together with another double bedroom.

The tarmac driveway has plenty of space for 3-4 vehicles to park in front of the enormous double width, double length garage, with a neat lawn on the left and stone outhouse on the right.

Tansley is a lovely village on the southern edge of the Peak District, just two miles east of Matlock. The popular primary school is just a one minute walk away, the community hall and church (with cafe on Fridays) are popular meeting hubs and there are two welcoming pubs - our Bricks + Mortar team are regular diners at The Gate Inn and we had our Christmas meal there!

From the village, there are fascinating countryside walks in all directions, including to Lumsdale waterfall and over to Ogston Reservoir. The Peak District and popular towns and villages of Matlock, Cromford, Crich, Ashover and more are all only a short drive away.

- Historic cottage with 3 double bedrooms
- Double-height extension and conservatory added in 1990s
- Situated on a quiet lane in this popular village
- Solar panels generating income
- 4 vehicle garage and driveway with parking for 3-4 vehicles
- Two bathrooms and potential to create 1-2 en-suites
- Walking distance to primary school
- South-facing garden
- Opportunity to modernise and add value
- Two great pubs in the village

£350,000

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Front of the home and Garden

Wide double oak gates are set between a dry stone wall and open onto the tarmac drive. There is space for 3-4 vehicles to park in front of the quadruple garage - which is double width and double length, with room aplenty for four vehicles to park and still leave room for storage.

The dry stone wall curves on the left, with a neat lawn beside it, together with a range of mature plants and trees including silver birch, wild cherry, lilac and cypress. This is a peaceful garden which was filled with birdsong on the day we visited. There is space on the lawn for a shed, seating, a dining set and play equipment. A path leads around the rear of the garage to a private elevated decked area, greenhouse and rear entrance into the stone outhouse.

A decorative wrought iron gate leads to a patio area and entrance into the Utility Porch. This was historically the main entrance but the current owners use the Conservatory beside the driveway - and that's where we'll start our tour of the home.

Conservatory

13'9" x 6'6" (4.2 x 2)

The gabled conservatory faces south and east, so is a pleasant place to gather with family and friends. The conservatory has a uPVC door and glazing, tiled floor, radiator, exposed original external wall and power points. A fully-glazed uPVC door opens into the Kitchen-Diner.

Kitchen-Diner

13'1" x 12'11" (4 x 3.95)

Part of the two storey extension added in the 1990s, this spacious kitchen-diner has windows facing north, south and east, so it is a lovely bright and airy room. The high ceiling is beamed and has a light fitting. Two steps lead down from the conservatory onto the carpet-tiled floor where there is plenty of space for a six seater dining table and additional seating.

The L-shaped worktop has a range of fitted cabinets high and low. To the left end is a chest-height Bosch oven and, to the right, a five-ring gas Bosch hob with brushed chrome extractor fan above. We love the angular stainless steel sink and drainer with chrome mixer tap, which is below the north-facing window with lovely views along the lane. There is space and plumbing below for a dishwasher and space for a refrigerator (the current dishwasher and refrigerator are included in the sale). The room also includes tiled splashbacks to the worktop, a radiator and a bevelled pine stable door to the sitting room.

Sitting Room

18'4" x 12'9" (5.6 x 3.9)

Another triple aspect room, this also has the former main front door, which is part-glazed and now opens to the Utility Porch. The focal point of this room is the large stone fireplace, which houses a cast iron multifuel burner, set upon a stone hearth. The room has original ceiling beams, hardwood flooring, a radiator and an under-stairs cupboard that houses the boiler.

Utility Porch

With a gabled ceiling, the porch has uPVC glazing on three sides and a tiled floor. There is space and plumbing for a washing machine and it's a great place to kick off boots after a hearty local walk.

Ground Floor Shower Room

8'10" x 7'4" (2.7 x 2.25)

From the sitting room, a bevelled pine door with iron latch opens into this useful ground floor shower room, which was installed in 2015. The modern walk-in shower has easy-clean panelled walls and an electric Mira shower. A ceramic sink and chrome mixer tap sits atop the vanity unit and there is a ceramic WC with integral flush. The room has a tiled floor, extractor fan, window, recessed ceiling spotlights, wall-mounted heater and lots of space for storage or perhaps the addition of a standalone bath.

Stairs to first floor landing

From the sitting room, carpeted stairs with a handrail on the left curve up to the first floor landing. Ensure you look up at the distinctive exposed stone walls overhead - they're a great feature. The carpeted landing includes a curved wall with three steps up to the first floor extension, which includes a double bedroom and WC. The landing has wall lights, a radiator, two north-facing windows and stairs on up to the second floor.



Bedroom One

13'1" x 13'1" (4 x 4)

This large double bedroom has a distinctive east-facing porthole window and good-sized windows north and south, with the south-facing window having views over rooftops and trees to the hilly countryside beyond the village boundary. The room is carpeted and has a radiator, ceiling light fitting, a loft hatch, ceiling beams and two wall lights. There is a shower cubicle - with the adjacent WC, this provides the opportunity of creating an en-suite shower room here.

WC

This room is carpeted and includes a ceramic WC and sink, ceiling light fitting, extractor fan and the former exterior stone wall.

Bedroom Two

12'9" x 12'1" (3.9 x 3.7)

A roomy double with tall south-facing window, the room includes a window seat, from which to enjoy the views to farms, woodland and countryside on the horizon. The carpeted room has curved walls, a radiator and ceiling light fitting.

Bathroom

8'8" x 5'10" (2.65 x 1.8)

With pine floorboards, radiator, ceiling light fitting and frosted double glazed window, the bathroom also has plenty of storage. There is a full-height airing cupboard housing the water tank, with shelving above - and two wall-mounted cabinets too. The large corner bath has a heritage-style chrome mixer tap and hand-held attachment with electric shower over. The room also includes a ceramic WC and ceramic pedestal sink with chrome taps.

Hobby Room

17'10" x 12'9" (5.45 x 3.9)

Carpeted stairs lead up from the first floor landing to this large carpeted room. It is versatile and could be a hobby room, play room, home office and occasional guest room. The room has a radiator, two ceiling light fittings, loft hatch and a door to Bedroom Three.

Bedroom Three

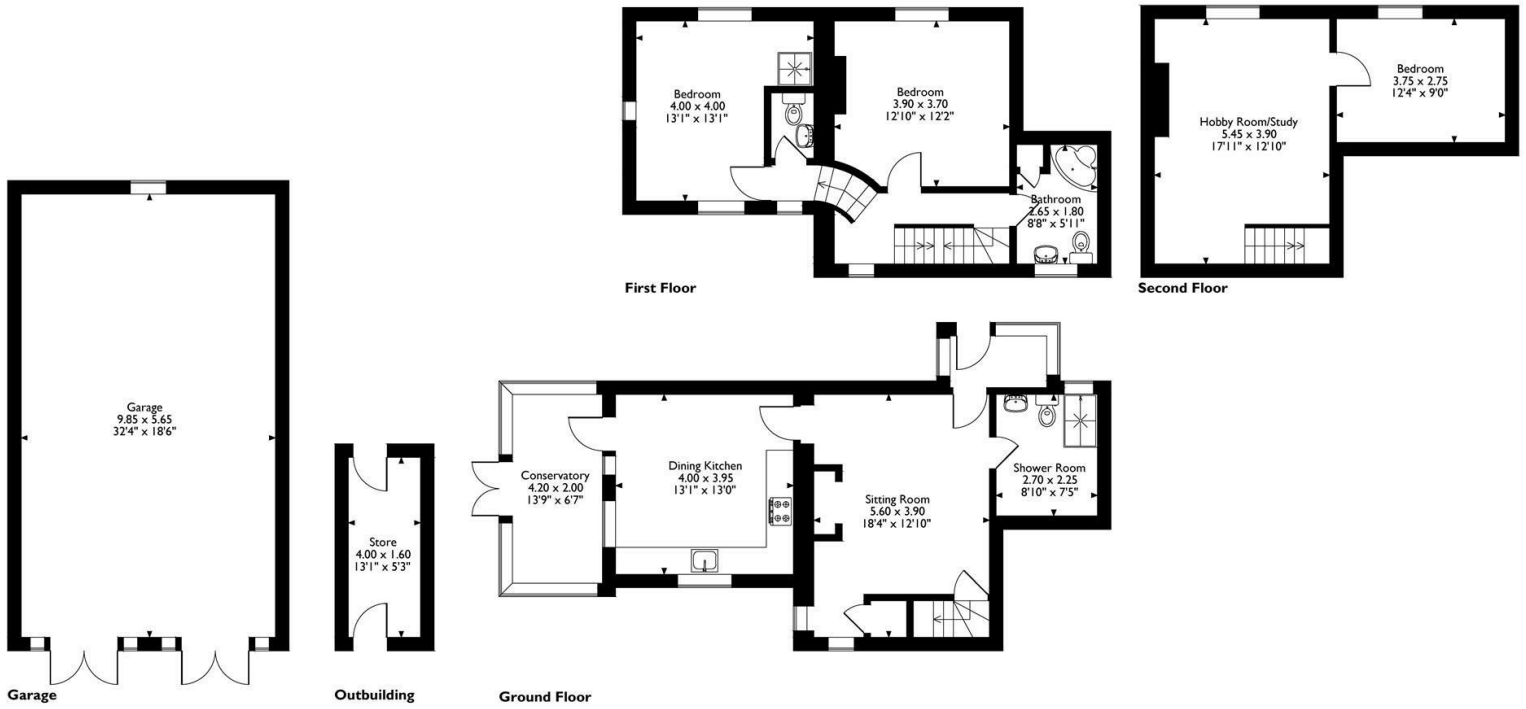
12'3" x 9'0" (3.75 x 2.75)

In common with many original weavers cottages in the area, this room has a low south-facing window. The room is carpeted and has a radiator and ceiling light fitting.

N.B. New EPC pending



2 Gold Hill Cottages
Approximate Gross Internal Area
195 Sq M / 2099 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
(81-91) B			
(69-80) C			
(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		

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