



## Church Street, Holloway, DE4 5AY

This delightful cottage is bright and airy throughout and has two double bedrooms, two parking spaces and pretty gardens to the front and rear. Located in this popular village, there are walking and cycling trails aplenty in the beautiful surrounding countryside. The High Peak Trail begins less than one mile away and offers off-road routes all the way up to Buxton and across to Ashbourne.

Situated in the heart of Holloway, a long garden packed with colourful wildflowers leads to the entrance porch. On the ground floor is a spacious sitting room and dining kitchen. To the first floor are two double bedrooms and a bathroom, whilst the rear garden has raised beds, a patio area and large potting shed.

Holloway is a historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community post office, church, surgery, primary school, renowned local butcher's Robin Maycock and a cafe, popular with walkers and cyclists. Neighbouring Lea has the famous rhododendron gardens and the excellent Jug & Glass public house.

- Beautifully presented cottage with pretty organic gardens
- Two double bedrooms
- Council Tax band B and EPC rating C
- Decorated with chemical-free natural clay paints
- Popular village just 5 miles from Matlock
- Village surgery, primary school, post office, butcher, pub and cafe
- On direct bus route to Matlock and Belper
- Walking and cycling routes in all directions
- Off-road parking for 2 vehicles
- Log burner in original fireplace

**£260,000**

# Church Street, , Holloway, DE4 5AY

## Front of the home

With great kerb appeal, this home has a charming front garden. The gravel parking area has space for two vehicles. A path then extends about 20-25 metres up to the entrance porch and front door. The garden is the area to the left of the path and comprises colourful plants and wildflowers, which have been organically cultivated over the last ten years. There is a seating area and several trees, including a Culver's Root and holly tree. Near the top, a dry stone wall forms the border around a raised bed. There is space to the left of the entrance porch for a log store.

## Entrance Porch

Enter the gabled porch, which has a light above, through the composite part-glazed front door with black handle and letterbox. The porch has tall windows to the south and north, a terracotta tiled floor and contemporary tiled window sills. Overhead is a light fitting. Enter the home through a bevelled stable front door with stone lintel above.

## Sitting Room

13'11" x 13'1" (4.25 x 4)

With a high ceiling, white painted walls and a large west-facing window, this lovely spacious room is bright and airy. It has a lovely natural feel, with exposed stone walls that have natural curves and an original oak beam over the front door. The focal point is the large fireplace with stone hearth and lintel and a brick surround. This fireplace houses a log burner with flue.

There is a cute recessed storage space to the left of the fireplace. The room is carpeted and has a ceiling light fitting, three wall lights, a beamed ceiling, modern black vertical radiator and plenty of space for furniture. A handmade Haddon Oak glazed door leads through to the dining kitchen.

## Dining Kitchen

13'9" x 9'0" (4.2 x 2.75)

With a terracotta tiled floor, this room has space for a four-seater dining table. There are two east-facing windows and a part-glazed door out to the rear garden. The country-style kitchen cabinets are located above and below the L-shaped worktop. This includes an integral four-ring Candy gas hob with extractor fan above and electric oven below. The integral modern slate grey Carron Phoenix brand 1.5 sink and drainer has a mixer tap. There are tiled splashbacks and, below the worktop, space and plumbing for a washing machine. Below the stairs is another worktop with cabinets below - and space to the right for a full-height fridge-freezer. The kitchen has a ceiling light fitting, radiator and four steps up to the door to the rear garden, with stairs on the left up to the first floor.

## Stairs to first floor landing

Carpeted stairs from the dining kitchen and back door have a handrail on the right and lead up to the first floor landing. Overhead is a ceiling light fitting and loft hatch. The loft is part-boarded and insulated. It houses the gas boiler and has lighting, power and a pull-down ladder.

Matching pine doors with iron latches lead through to the two double bedrooms and bathroom.

## Bedroom One

10'0" x 8'8" (3.05 x 2.65)

With lovely views of the rear garden through the very wide timber-framed window, there is a fold-up desk beneath the window sill. It's the perfect spot to work from home or to do hobbies if you can fight the distraction of gazing out at the pretty garden. This double bedroom is carpeted and has a radiator, ceiling light fitting and fitted roller blind. A bevelled pine door leads into a recessed fitted wardrobe with hanging rail and useful storage space.

## Bathroom

10'0" x 4'9" (3.05 x 1.45)

The bath on the left has chrome taps and a pivoting glass screen. Over the bath is a mains-fed shower and tiled surround. The ceramic WC has an integral flush, whilst the ceramic pedestal sink has chrome taps. The room has a tiled floor, chrome vertical heated towel rail, extractor fan, ceiling light fitting and a clever deep recessed cupboard with shelving and a mirrored door.



## Bedroom Two

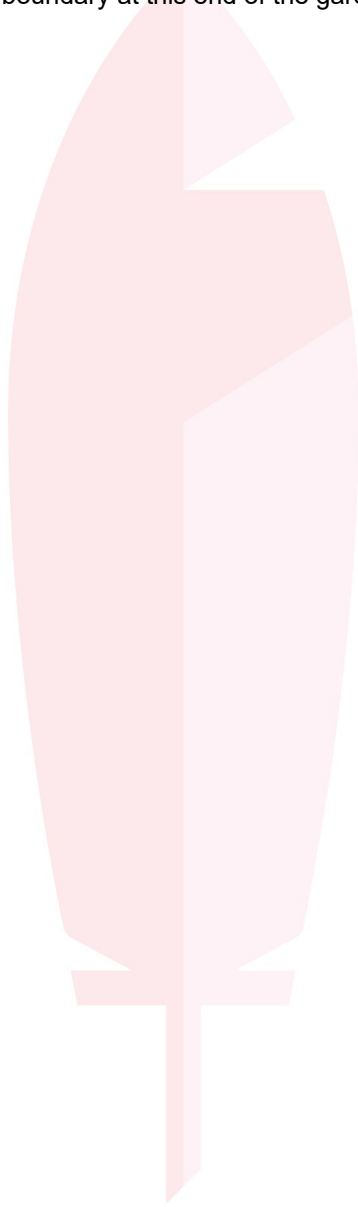
12'11" x 10'4" (3.95 x 3.15)

From this elevated position you have uninterrupted views across to the wooded countryside far beyond the west of the village boundary. This room has lots of storage, with a double fitted wardrobe and several high-level cabinets. The windows have fitted roller blinds and there is a tall white vertical radiator. This carpeted room also has two wall lights beside the bed and plenty of space for a double bed and additional furniture.

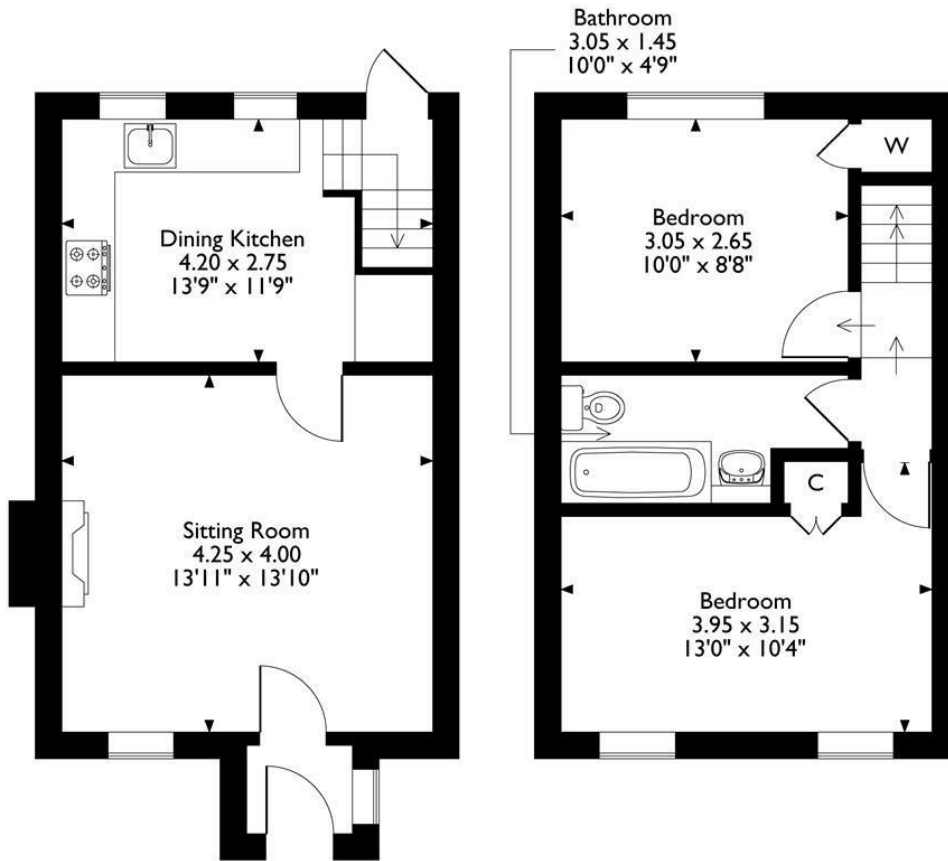
## Rear Garden

The beautiful rear garden has a similar feel to the front garden, with views to open countryside rising up to woodland. Stepping out from the dining kitchen, there are steps on the left down to a useful outdoor storage space and outside tap. The garden rises gently from the back door, with a rockery and wildflowers on the left and a timber fence on the right.

As the garden plateaus, there is plenty of space on the left for seating around several raised beds, featuring home-grown vegetables, flowers and colourful plants. A range of verdant green plants and bushes form a 'soft' boundary on each side of the garden. Towards the top is a large patio area with plenty of space for seating and dining. The large potting shed at the end is included in the sale. Low dry stone walls form the boundary at this end of the garden, from where you have a lovely view back at the house, with its slate roof and chimney.



6 Church Street  
 Approximate Gross Internal Area  
 60 Sq M / 646 Sq Ft



**Ground Floor**

**First Floor**

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) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 69      |           |
|   | EU Directive 2002/91/EC |         |           |

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

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