BRICKS + MORTAR

The Flatts,
Kirk Ireton, DE6 3JW

With no upward chain and vacant possession, this late-17th Century beautiful cottage is one of the oldest homes in this picturesque village. With driveway parking for 2+ vehicles, lapsed planning consent to extend and packed with original features, the home is within walking distance of the school, parks, pub, church, shop and village hall.

On the ground floor, the entrance hallway leads to the kitchen-diner, living room, study, utility room and modern bathroom. To the first floor are two spacious double bedrooms and a third bedroom. The cottage has pretty colourful gardens, a large outbuilding and gravel driveway.

Kirk Ireton itself is a pretty hill village in the Derbyshire Dales. The famous Barley Mow public house welcomes locals, walkers and cyclists for real ales and weekend meals and there is a beautiful Norman church, a village shop and village hall. The village field includes a football pitch, boules rink and tennis court, whilst a separate children's playing field offers a playground and more outdoor space.

Nearby Wirksworth is 3 miles away and has been named The Sunday Times 'Best place to live in Derbyshire'. The delights of the Peak District including Chatsworth House, Bakewell, Buxton and the High Peak Trail are all a short drive away, whilst Derby, Ashbourne and the A38 and M1 are all also within a 20-25 minute drive.

- Oldest cottage in this historic village - built 1690s
- Grade II Listed cottage - Entry Number 1335206
- Quiet sanctuary in the heart of the village
- Walking distance to primary school, pub, church, village hall, shop
- Beautiful cottage packed with original features
- Possibility to extend - lapsed planning consent granted
- No upward chain and vacant possession
- Driveway parking for 2+ vehicles
- Pretty gardens
- Large outbuilding offering versatile uses

£400,000

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Front of the home

A dry stone wall with privet hedge above forms the front boundary. An ornate wrought iron gate leads to the main front door, whilst a curved gravel driveway has space for 2-3 vehicles to park. There are pretty flower beds and lawns throughout the garden, bursting with colour and variety, including silver birch, bay laurel and pear trees. The garden has room for seating and outdoor dining - it's a quiet, idyllic south facing garden.

The wooden front door has an iron knocker and letterbox - and there is a wall-mounted outside tap. To the left of the large outhouse, the oil tank is tucked discreetly away. The current owners primarily use the stable door to the side of the home, so we'll start there too.

Entrance Hallway

An oak stable door opens into the spacious entrance hallway - the perfect place to kick off boots and hang coats after a hearty local walk. The hallway has a quarry tiled floor, high angled beamed ceiling, wall lights and radiator. Directly in front are stairs to the first floor, with bevelled pine doors leading into the kitchen-diner and bathroom.

Kitchen-Diner

15'1" x 14'5" (4.6 x 4.4)

The quarry tiled floor flows seamlessly into this roomy kitchen-diner, with one south facing window and two west facing windows bringing lots of natural light in. There are lovely views out to the garden. In the centre, there is plenty of space for a six-seater dining table, with recessed ceiling spotlights overhead.

The solid pine fitted kitchen has cabinets along the right hand side and to the left, where there is also space for a fridge-freezer. On the right, the large number of low level cabinets and drawers are supplemented by high wall-mounted corner cabinets above at each end. In the centre of the worktop is an electric Aga with hobs that are controlled separately from the ovens below - a good energy-saving feature. Deep pine window sills provide useful space for storage.

On the left, cabinets include a fitted dishwasher and two high level cabinets. The granite worktop includes an integral ceramic Belfast sink with swan-neck chrome mixer tap. The room also includes plenty of space for a sofa/seating and dresser. The bevelled pine door leads through to the Living Room.

Living Room

14'5" x 13'5" (4.4 x 4.1)

This beautiful, cosy room has stone mullion windows, original beamed ceiling and large inglenook fireplace. Immediately on the right is the front door and, just beyond, the leaded windows look out to the floral garden. The room is carpeted and has a large tiled hearth in front of the stone fireplace with multifuel burner and flue. There is recessed lighting above and, to the right, a salt box cupboard and internal window. Doors lead into the study and utility room.

Study

8'6" x 5'2" (2.6 x 1.6)

This cute room is carpeted and has a little window and wall light. It's a great private space in which to work from.

Utility Room

8'2" x 3'11" (2.5 x 1.2)

Affectionately called 'our second fridge' by the current owners, this room acts as a cold store pantry and utility room. There is space and plumbing for a washing machine as well as shelving, a wall light and window.

Bathroom

9'2" x 5'2" (2.8 x 1.6)

The modern upgraded bathroom has porcelain tiled flooring, a Velux window, recessed ceiling spotlights, full-height double cupboard and a combined radiator/chrome heated towel rail. The room also has floor-to-ceiling tiling and a wall light. The bath has a chrome mixer tap, pivoting glass screen and mains-fed shower over with monsoon head and separate hand-held attachment. There is a ceramic WC and ceramic sink with chrome taps.

Stairs to first floor landing

Pine stairs with a handrail on the left curve up to the first floor landing. The vaulted ceiling overhead has a Velux window and wall light. The landing is carpeted and has space for a bookcase. We adore the original door frame into Bedroom One and matching bevelled pine doors lead into the three bedrooms.

Bedroom One

14'9" x 13'9" (4.5 x 4.2)

This very spacious dual aspect double bedroom has two ceiling light fittings, a Velux window and high ceiling, so it feels nice and airy. The stone fireplace has an iron grate and stone hearth. The carpeted room has two radiators and lots of room for a bed, seating and additional furniture. From one of the windows there are views across the valley to Shottle in the distance. The room includes a full-height double fitted wardrobe and additional fitted wardrobe by the entrance door.

Bedroom Two

15'5" x 8'2" (4.7 x 2.5)

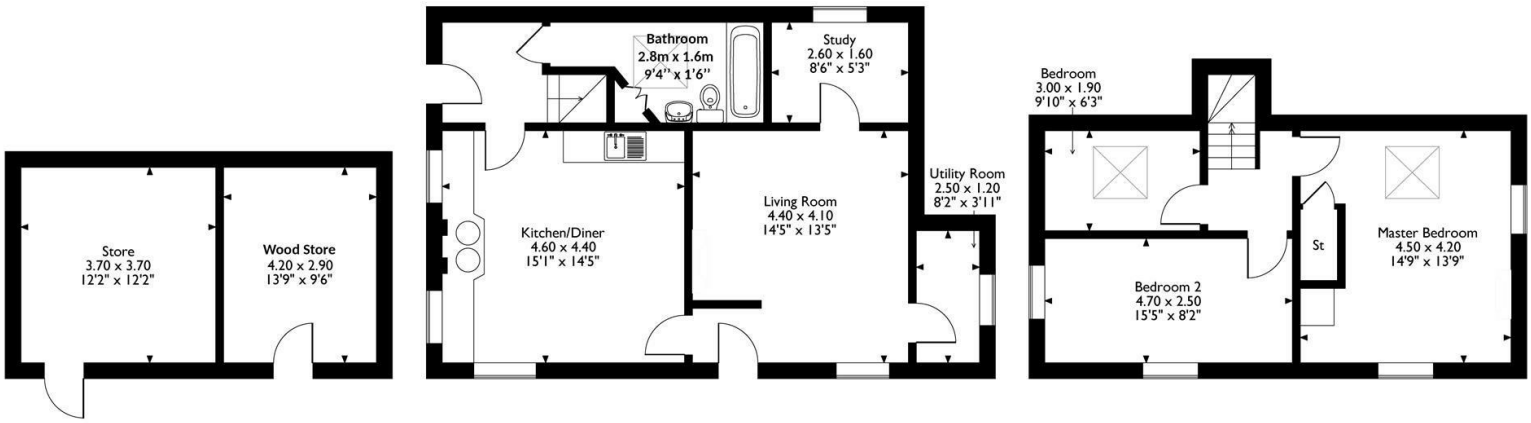
We love this pretty dual aspect room, with views over the pretty garden through the south and west facing stone mullion windows. The room is carpeted and has a radiator, two ceiling light fittings and loft hatch. This room also has plenty of space for a double bed and additional furniture and dressing table.

Bedroom Three

9'10" x 6'2" (3 x 1.9)

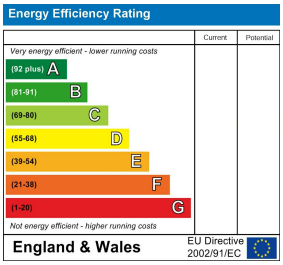
With a fitted high bunk bed which has a play area, shelving and fitted cupboard beneath, this is a well-designed single bedroom. The room is carpeted and has a radiator, ceiling light fitting and Velux window.

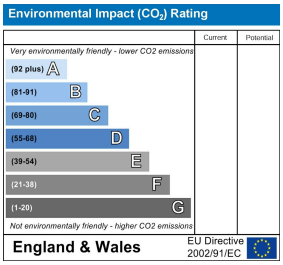
Prospect Cottage
Approximate Gross Internal Area
125 Sq M / 1345 Sq Ft



Outbuilding **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.





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