



West End, Brassington , DE4 4HL

Built in 1615 and reputed to be the oldest cottage in the village, this beautiful, charming Grade II Listed cottage is brimming with original features including stone mullion windows, inglenook fireplace, beamed ceilings and stone lintels. The private driveway provides parking for two vehicles and the pretty tiered garden is a suntrap with its two dining patios and colourful, packed flower beds. Currently a successful holiday let and second home, there is the option to purchase most of the furniture and appliances too.

On the ground floor, the entrance door opens into the lounge-diner, which leads through to the sitting room. A hallway from here leads through to the kitchen and ground floor shower room. Stairs lead up to two good-sized double bedrooms and the family bathroom. The three-tier garden is accessed via a gate and from the kitchen. In front of the home, the tarmac driveway has space for two vehicles to park. To the left-hand side of the home is a path to a stone boiler house and store with the the oil tank situated at the rear.

Brassington is close to Carsington Water and has easy access to the High Peak Trail, which runs across the north-eastern edge of the village. There are a couple of pubs, primary school and pre-school within a friendly, thriving community. It's the perfect base from which to explore the Derbyshire Dales and southern Peak District.

Grade II Listed: List Entry Number 1111876

- Detached two double bedroom stone cottage with slate roof
- Driveway with parking for two vehicles
- Peaceful setting on a quiet lane
- Two reception rooms and two bathrooms
- Fully refurnished by the current owners
- Packed with character features - stone mullion windows and beams
- Walking distance to primary school and two pubs
- Beautiful garden with dining patios
- Currently a successful holiday let and second home
- Countryside walks and cycling routes close by

£355,000

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Front of the home

This very attractive detached cottage occupies an elevated position on a quiet lane. There is a traditional dry-stone wall on the left, with a path to the garden store with the oil tank situated at the rear. The long tarmac drive immediately in front has space for two vehicles to park. To the right of the home is an arched timber gate to the garden and side entrance into the kitchen.

Lounge-Diner

14'7" x 14'5" (4.45 x 4.4)

A ledged and braced cottage door opens into this room, with two stone steps down to the limestone floor. The spacious room has stone mullions around the timber-framed windows, wooden shutters, a beamed ceiling, two ceiling light fittings, two radiators and L-shaped bench seating. The substantial inglenook fireplace houses a cast iron Yeoman multifuel burner, which is set upon a stone hearth. The room has plenty of space for seating and a six-seater dining table.

Sitting Room

11'7" x 10'11" (3.55 x 3.35)

Adjacent to the lounge-diner is a charming and bright sitting room. The limestone floor flows seamlessly along the hallway to the shower room. The solid pine window seat provides seating beneath fitted shutters, which adorn the captivating four stone mullioned windows, with a solid oak beam above. The sitting room has attractive antique-style 'flick' light switches.

Opposite the window, a newly-fitted F2 Fires Vue cast iron wood burner is set within a stone fireplace with tiled hearth and stone surround. The room has a beamed ceiling, four wall lights and two radiators. There is an open entrance to the hallway, with bevelled pine doors and iron latches to the stairs and shower room. Part-glazed pine doors open to the kitchen and lounge-diner and the sitting room has a useful under-stairs cupboard.

Kitchen

16'4" x 7'8" (5 x 2.35)

The stylish modern kitchen has light flooding in through the window and half-glazed door to the garden. With a quarry-tiled floor, the room has a radiator and two ceiling light fittings. Granite worktops on each side have a range of high and low level fitted country-style cabinets and drawers, with subway-style brick tiled splashbacks and under-cabinet lighting.

On the right, there is space under the worktop for a refrigerator and freezer. On the left there is space and plumbing for a washing machine and dishwasher. The recently purchased contemporary Cuisinmaster stove has a hob, ovens, grill and warming oven, with an extractor fan above. Beneath the window looking out to the rear garden is a large ceramic Belfast sink with chrome mixer tap.

Shower Room

9'10" x 3'11" (3 x 1.2)

The convenient ground floor shower room has a porcelain tiled floor, ceiling light fitting, two frosted double-glazed windows, a combined radiator/heated towel rail and distinctive wall-mounted ceramic heated panel. The cubicle on the left has a pivoting glass door and houses the Mira electric shower. There is also a capsule ceramic WC with wall-mounted flush and ceramic sink with chrome mixer tap.

Stairs to first floor landing

From the sitting room, a bevelled pine door opens to the carpeted stairs, with a handrail on the left, leading up to the galleried landing. The landing has two ceiling light fittings, a radiator, loft hatch and full-height storage cupboard. Doors open into two double bedrooms and the family bathroom. There is also space on the landing for a desk or console table.

Bedroom One

10'7" x 9'4" (3.25 x 2.85)

Currently set up as a twin bedroom, this carpeted double bedroom has stone mullion windows, a high ceiling, wall lights and plenty of room for bed(s) and furniture.



Bathroom

11'9" x 7'8" (3.6 x 2.35)

We adore this room, with a Velux window and additional cute low-level window below bringing natural light pouring in. The room has a tiled floor, lots of storage in triple full-height cupboards on the left (one housing the pressured water tank), a radiator, exposed oak beams and a ceiling light fitting. The bottom half of the walls are wood-panelled.

The bath has a chrome mixer tap and mains-fed shower above, with folding glass shower screen and subway-style brick tiled surround. There is also a ceramic 'Sanitan' WC with cistern and matching ornate ceramic pedestal sink with chrome taps and a modern backlit mirror above.

Bedroom Two

14'7" x 14'3" (4.45 x 4.35)

The large L-shaped double bedroom currently has a double bed and large sofa bed, together with a wardrobe, chest of drawers and bedside cabinets. The room has stone mullion windows, two ceiling light fittings, carpet and radiator.

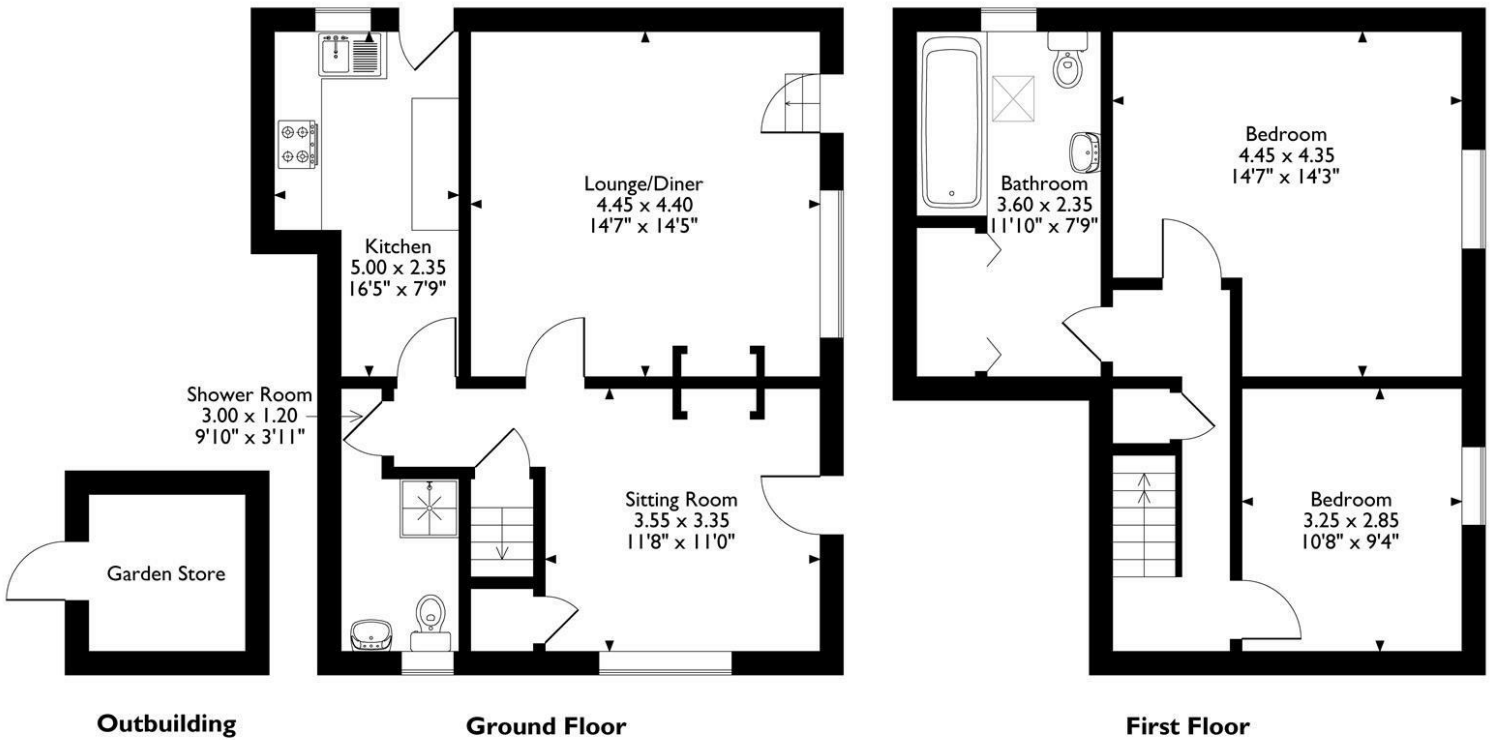
Garden

Accessed from the gated entrance from the driveway and also from the kitchen, you alight upon a flagstone paving area with space for seating and a log store. There are wall-mounted lights beside the kitchen door, a raised flower bed, dry stone wall and four steps up to an elevated dining patio. There is space here for a 4-6 seater dining table and the area is bordered by a waist-height dry stone wall on two sides. Over to the right, the well-stocked and well-tended flower bed extends up to the top of the garden and is packed with colourful plants and bushes.

Two steps up beneath a wooden arch lead to another large patio area. A bench is positioned to enjoy views between cottages to the hilly countryside to the south of the village. This patio has a dry stone wall border and a shed. This garden is a beautiful sunny and quiet sanctuary in a peaceful location.



Sundial Cottage
 Approximate Gross Internal Area
 96 Sq M / 1033 Sq Ft
 (Excluding Outbuilding)



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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