



**Town Street,  
Brassington, DE4 4HB**

**£390,000**

Having sold this home to the current owners, we're thrilled to bring this beautiful cottage back to market. In immaculate condition, this beautiful stone-built cottage is located in a sought-after village and has far-reaching views over rooftops to the countryside. This versatile home is perfect for a couple or - with the village primary school very close by - a family with young child(ren).

On the ground floor are two large reception rooms, a spacious hallway, kitchen and WC. On the first floor are two double bedrooms, a modern bathroom and a wide hallway. To the front, there is space for seating and plant pots, whilst the courtyard garden at the rear has space for a dining patio and includes a large shed.

Brassington is a lovely hillside village close to Carsington Water and with 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 a friendly, thriving village community. It's the perfect base from which to explore the Derbyshire Dales and southern Peak District.



### Front of the home

Occupying an elevated position, a dry stone wall forms the border to the front and left of the home. A decorative iron gate on the right provides an entrance in from the roadside. This stone-built cottage has a tiled roof and far-reaching views from the cobbled area in front of the home. It's the perfect spot to position a bench or love seat and admire the vista. A path and gate on the left lead to the rear garden. To the right of the gabled porch are a wall-mounted letterbox and pretty Cottage Croix sign.

Enter the home through a part-glazed timber door into the tiled entrance porch. A timber stable door opens into the Dining Room/Snug.

### Dining Room-Snug

16'4" x 10'2" (5 x 3.12)

This versatile room is a huge bonus - it has variously been used as a dining room, a snug/second lounge and also works very well as an additional 'guest bedroom' space, with a sofa bed fitting easily in the ample space.

Undoubtedly the main feature is the large fireplace with a cast iron wood-burning stove, flanked by local stone pillars beneath a large oak lintel. The chimney has recently been relined. The raised quarry-tiled hearth and recesses beneath the lintel - and the lintel itself - provide lots of feature storage space. As does the beautiful wooden shelving built into the wall beside the fireplace. The solid oak board flooring and painted ceiling beams typify the contemporary, quality decor throughout this home. Here, this decor is elevated further by the light which floods into the room from the south-facing double-glazed windows, giving this room a pleasant open, bright feel.

The large window seat offers sheltered views over the aforementioned rooftops to the south, for days when it's a tad too hot or rainy outside!

### Sitting Room

20'0" x 10'11" (6.1 x 3.35)

This is a beautiful and bright dual aspect room with deep south- and east-facing windows and a part-glazed timber framed door facing east. As a result, the room is bathed in natural light. The open fire on the tiled hearth has a stone surround and a solid oak lintel above. With painted oak ceiling beams, this room has more charming south-facing views. There are plenty of power points, providing options for a flexible layout in this spacious room. There are several wall lights, a deep-set frosted window, two radiators and skirting boards.

### Rear Hallway

Leading through from the dining room to the kitchen, this hallway has a tiled floor and half-glazed door out to the rear garden. A large fitted storage unit beneath the west-facing window is very useful and has a wide shelf above. There is a high ceiling with beams and a light fitting, skirting boards, curved walls and an exposed stone arch. Contrasting the traditional features is a contemporary vertical radiator. A door leads into the WC whilst there are open entrances to the kitchen and to the stairs leading up to the first floor.

### Kitchen

9'0" x 8'4" (2.75 x 2.55)

The tiled floor flows through from the hallway and this country-style kitchen has a number of high and low level cabinets, including a tall integrated fridge freezer. The L-shaped worktop includes an integrated modern Blanco 1.5 sink and drainer with chrome mixer tap, positioned beneath the large west-facing window, looking out to the rear garden. There is a Zanussi electric hob with extractor fan above and a Zanussi built-in oven with space for a microwave above.

Overhead is a ceiling light fitting and large Velux window, bringing more natural light into this space. A breakfast bar in the corner has space for stools beneath and has more cabinets high and low.

**WC**  
The cloakroom has a white ceramic WC and hand wash basin, extractor fan and radiator.

### Stairs to first floor landing

From the rear hallway, the stairs have a pretty runner carpet which then flows left at the landing. There is a solid pine handrail on the right of the stairs. At the landing is a useful full-height storage cupboard. Mexicana doors with iron latches lead into the two bedrooms and bathroom. An east-facing window with window seat is a nice spot to admire the views. The hallway has a radiator, two ceiling light fittings, corner fitted cupboard and loft hatch.

### Bedroom One

12'7" x 11'1" (3.85 x 3.4)

This is a beautiful dual aspect room where the wide south-facing window offers lovely views to wake up to. Here, there is another window seat too. A north facing window looks down over the rear garden. The room is carpeted and has a high ceiling with light fitting, a radiator, skirting boards and plenty of room for a large bed and additional furniture.

### Bathroom

10'5" x 6'2" (3.2 x 1.9)

This modern bathroom has a long deep bath and a separate large shower cubicle. The bath has a central mixer tap meaning that you can truly stretch out. There is a tiled surround which continues past the sink and vanity unit to the WC. The sleek vanity unit has a contemporary rectangular sink with chrome mixer tap and two wide drawers below. The ceramic WC has an integrated flush. In the left corner, the large square cubicle has a pivoting glass door and full-height reinforced glass screens and, inside, an easy-clean wall and the mains-fed shower. There is a new radiator, Velux window, ceramic tiled floor and recessed ceiling spotlights.

### Bedroom Two

11'11" x 7'8" (3.65 x 2.35)

Located at the end of the hallway, this cute double bedroom has an east-facing window and larger south-facing window. The room is carpeted and there is a radiator, ceiling light fitting and skirting boards.

### Rear Garden

Accessed from the rear hallway and via the side gate, this easy to maintain walled garden has a dining patio. In the top left corner is a large double shed and log store, both included in the sale. There is plenty of space for outdoor dining in this private and sheltered garden. There is an outside tap and the oil tank is discreetly tucked away around the corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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>		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	

