

EADON ■  
LOCKWOOD ■  
& RIDDLE ■  
ESTD 1840



September Cottage, Handley Lane, Monyash, DE45 1JJ

Offers In The Region Of £265,000

# September Cottage, Handley Lane, Monyash, Derbyshire DE45 1JJ

**Tenure:** Freehold

**Local Authority:** Derbyshire Dales

**Council Tax:** Band C

**EPC Rating:** E

A charming two bedrooomed stone built cottage beautifully positioned in the village of Monyash., stunning views across local countryside and deceptively spacious accommodation arranged over two floors. The property occupies a glorious setting on Handley Lane with lovely local walks from the door featuring a large conservatory to the rear.

A UPVC glazed porch opens to the sitting room with front facing aspect, Georgian style shuttered windows and a view across the village. The focal point of the room is provided by a wood burning stove set upon a hearth. At the heart of the property is a kitchen featuring a range of Shaker style units surmounted by granite worktops incorporating stainless steel sink and drainer, dishwasher and space for a fridge, freezer, oven and washing machine. Accessed off the kitchen is an under stairs storage cupboard housing the boiler. To the rear of the property is a large entertaining conservatory used as a dining room. The room features quarry tiled flooring, an oil fired Aga and lovely views across adjoining countryside.

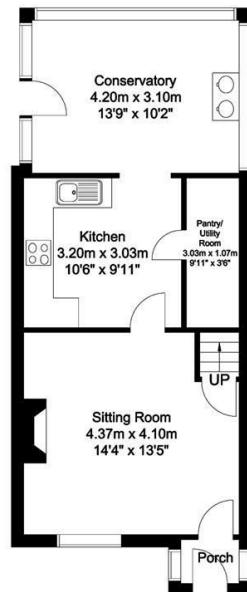
Stairs rise to the first floor landing with a rear facing UPVC glazed window and fitted storage. Bedroom one is a rear facing double bedroom with far reaching views across local countryside. Bedroom two is a further double bedroom with views towards the village. A family shower room completes the accommodation comprising of low flush wc, washbasin with storage beneath, shower enclosure with chrome attachments and heated towel rail.

Outside, to the front of the property is a small garden overlooking the lane and neighbouring farmland. To the rear of the property is a small patio area backing onto farmland.

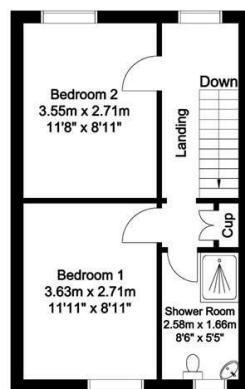




Ground Floor  
46 sq m/495.13 sq ft  
Approx.



First Floor  
32 sq m/344.44 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
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