

Church Street

Brassington, Matlock, DE4 4HJ

John 
German





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Offers in the region of £850,000

Grade II listed stone built detached property dating back to the 17th Century, oozing character and charm throughout, whilst boasting many original features including exposed beams, stone mullion windows, deep stone sills, original oak floors and original fireplaces.



This delightful stone-built period property is in an elevated position with stunning countryside views and sits on an overall plot size of approx. 0.20 acre. The property is situated in the highly sought-after village of Brassington, having two pubs, schooling and fast access to Ashbourne, Wirksworth, Bakewell, the historic Chatsworth Estate and Carsington Reservoir. Derby Mainline Station lies 17 miles to the Southwest allowing access to Central London.

Internally, the property comprises; dining kitchen, sitting room, snug and study. To the first floor are three double bedrooms, guest cloakroom, shower room and dining room. On the second floor is a master suite which features a spacious landing/potential dressing room, master bedroom and bathroom.

The dining kitchen has a range of base and eye level units, Gneiss granite preparation surfaces, ceramic Belfast sink and integrated appliances including a Mercury range double electric oven with five ring hob (LPG), extractor fan canopy, dishwasher, a full height fridge and a separate freezer. There is a complimentary centre island, tiled floor with underfloor heating (electric), a staircase to the first-floor with useful understairs storage cupboard and single glazed windows in wooden frames to the front and side.

A latched door from the kitchen provides access to the sitting room which has stone mullion windows to the front, salting cupboard and stone fireplace with Clearview dual fuel burner. A further latched door leads to the snug which has stone mullion windows to the front and an original stone fireplace with inset Clearview multifuel burner. There is a separate staircase to the first floor with a useful understairs storage cupboard.

On the first floor, there is a split-level landing area leading to a double bedroom and guest cloakroom, which has a wall hung wash hand basin, low-level WC and an electric chrome ladder style heated towel rail. The double bedroom has windows in wooden frames to each side of the room and there is a loft access hatch.

Moving into the dining room, there is original wooden flooring with built-in cupboards and shelving units, stone mullion window to the front and a stone boarded fireplace. There is a staircase to the second-floor master suite. Off the dining room is a further double bedroom with the continuation of the original wooden flooring and useful built-in cupboards and wardrobes. There is a matching stone boarded fireplace and stone mullion windows to the front.

The second landing area has an additional built-in airing cupboard which houses the hot water tank, Heritage roof window and doors providing access to a further double bedroom with an original cast iron fireplace and shower room, fitted with engineered oak flooring, wash hand basin, low level WC, double shower cubicle, ladder style heated towel rail, useful built-in cupboard and a window to the front.

On the second floor, there is a master suite which comprises of a spacious landing/potential dressing room with a stone mullion window to the front, a second window to the side and doors which lead to the bedroom and bathroom.

The master bedroom has a Velux roof window to the rear, stone mullion window to the front, a further window to the side and useful built-in wardrobes and cupboards. The bathroom benefits from having engineered oak flooring with a wash hand basin, low-level WC, double shower cubicle and bath with retractable showerhead. There is a chrome ladder style heated towel rail, useful built-in cupboards and roof window to rear.

Outside, the study is accessed separately and has built-in cupboards and bookcase, parquet flooring with electric underfloor heating and cupboards housing the boiler and hot water tank.

Undoubtedly, one of the main features of the property is the large plot totalling approx. 0.20 acre. To the side of the property is a flag stone patio seating area with steps leading to two useful outbuildings, each with power and lighting. There is a gated gravelled driveway providing ample off road parking for multiple vehicles with an adjacent lawned area and timber log store. Steps lead to a further terraced garden area with a laid lawn, dry stone walling, mature and well-established planting and flowing areas. At the foot of the garden is an elevated patio seating area taking advantage of the stunning southerly views of the surrounding countryside. Opposite, there is a further hard-standing space with a timber shed and oil tank.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property, there is no gas but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A/310523

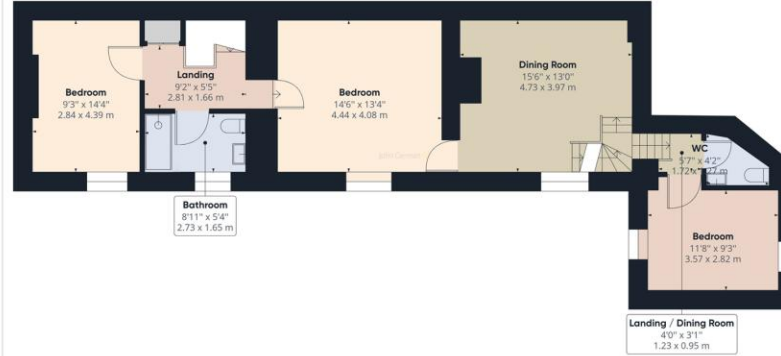
Local Authority/ Tax Band: Derbyshire Dales District Council / Tax Band G



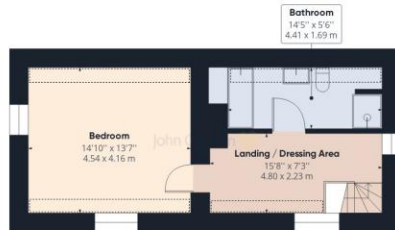




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1955.68 ft²

181.69 m²

Reduced headroom

69.97 ft²

6.50 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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EPC EXEMPT



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