

# Bolehill Road

Bolehill, Matlock, DE4 4GQ



A charming two bedroom stone cottage situated in a popular location, enjoying stunning countryside views. The property is ideal for a first time buyer or holiday home/let.

£230,000



John German

A beautifully presented and maintained two-bedroom stone cottage, situated in the desirable location of Bolehill in Wirksworth, enjoying sweeping countryside views of the surrounding area. Internally briefly comprises, lounge/diner, useful storage/pantry cupboard, kitchen, two bedrooms, bathroom and an attic room. The property is suitable for a first time buyer, holiday home or Airbnb.

Nestled amidst the picturesque landscapes of Derbyshire, Wirksworth is a quaint market town, with its cobbled streets and centuries-old architecture, with a wealth of character and heritage. Surrounded by rolling hills and countryside, Wirksworth offers a retreat for those seeking a tranquil escape from the hustle and bustle of city life. There are local artisan shops, cafes and a market, showcasing the town's community and creative spirit. Wirksworth is in close proximity to outdoor adventures at Carsington Water, High Peak Trail and the Peak District National Park.

Walking into the lounge/diner there is a feature granite fireplace and hearth, UPVC double glazed sash window to the front and a separate double-glazed window to the rear. A latch door opens to reveal the staircase to the first floor, with a separate latch door opening into a spacious understairs storage/pantry cupboard.

A wooden stable door opens from the lounge/diner to the kitchen which has a range of base and eye level units, rolled edge work surfaces with inset one and a half ceramic sink with adjacent drainer. There is space and plumbing for a washing machine and a freestanding oven, UPVC double glazed window to the side with a UPVC door providing access to courtyard garden. An opening leads to further a breakfast kitchen area with a rolltop preparation surface breakfast bar, wall mounted cupboards and further appliance space.

On the first floor landing there is a double glazed sash window to the front, staircase rising to the first floor and doors providing access to the two bedrooms and bathroom.

Moving into the principal bedroom it has pine flooring, feature fireplace with inset electric fire and UPVC double glazed sash windows enjoying stunning countryside views of the surrounding area.

The second bedroom has a UPVC double glazed window to the side elevation.

The large bathroom has a white suite comprising; pedestal wash hand basin, low-level WC, corner bath with showerhead, useful built-in airing cupboard housing hot water tank and boiler, and a UPVC double glazed opaque window to the rear.

On the second floor landing there is useful eaves storage with a wooden latched door into the attic room. The attic room has spacious eaves storage with Velux roof windows to the front.

Outside, to the rear of the property is a charming and low maintenance courtyard patio area with steps leading to a pedestrian gate onto New Road.

To the front of the property is a further patio seating area, enjoying stunning countryside views of the surrounding area.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA140823

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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