

Saxton Mee



Field View Grange, Main Street, Birchover, Matlock, DE4 2BL



Beautifully finished off to an exceptionally high standard is this truly superb five bedroom, stone built detached executive style house, which nestles on the fringe of the highly desirable Peak District village of Birchover and stands mid-way between Bakewell and Matlock, which afford a comprehensive range of local amenities and schooling. Enjoying glorious views over the surrounding countryside, the property offers gas fired central heating, double glazed units, contemporary style quality large breakfast /dining kitchen, luxurious bathrooms and two reception rooms. Viewing highly recommended.

Offers around **£585,000**

## THE ACCOMMODATION COMPRISES

### Large Reception Hall

Having a front door with double glazed inset. Double fronted cloaks cupboard and beautiful oak flooring. Also an additional useful double fronted storage cupboard. Inset LED lights.

### Living Room

Being a nicely proportioned principal reception room having a lovely cut stone fireplace with a town and country "Little Thurlow" multi-fuel stove. Double glazed windows to the front and twin double glazed French doors to the rear garden and entertaining terrace.

### Downstairs Cloakroom

Being fully tiled with a low flush WC, suspended wash hand basin, oak flooring. Extractor fan. Inset spotlights and double glazed window to the rear.

### Dining Room

Being another good sized reception room with double glazed windows to the front.

### Breakfast/Dining Kitchen

A truly impressive breakfast/dining kitchen having a range of contemporary styled high quality units via Markovitz of Tideswell along with quality integrated appliances comprising of a Neff induction hob, oversized illuminated extractor canopy above. Neff fan assisted microwave oven and matching oven. Integrated wine cooler. Integrated tall oversized fridge and separate freezer. Corrian working surfaces with inset one and a half bowl sink with extendable contemporary style mixer tap. Double glazed windows beyond taking full advantage of the views. Oversized porcelain tiled floor along with inset LED lighting and two pairs of twin French doors. There is also integrated breakfasting bar. Ample room for a dining/breakfast table. The kitchen opening immediately through to the

### Utility

With matching base and wall cupboards. Inset stainless steel sink unit. Back door double glazed inset, together with plumbing for a washing machine and within which is housed the Worcester Greenstar highflow gas fired central heating boiler.

### First Floor Landing

Dog leg staircase with oak spindled balustrading ascends up to the first floor landing where access is afforded to the roof space. Inset lighting.

### Master Bedroom

With double glazed windows taking full advantage of the stunning views over the magnificent surrounding rolling Peak Park countryside. Two central heating radiators.

### Luxurious En-Suite Bathroom

Being beautifully fitted out with an oversized walk-in shower enclosure, thermostatically controlled Grohe

shower unit, double ended bath, suspended wash hand basin, low level WC. Fitted touch control mirror. Double glazed window with translucent glass to the side. Extractor fan. Vertical chrome towel radiator and limestone style ceramic tiling to the walls and floor which has electric thermostatically controlled heating below.

### Double Bedroom Two

Radiator. Double glazed window to the front. Inset spotlights.

### Superb En-Suite Shower Room

A corner shower enclosure, thermostatically controlled Grohe shower unit. WC with enclosed cistern, suspended wash hand basin. Bauhaus touch control mirror. Inset spotlights. Extractor fan. Double glazed window with translucent glass. Vertical chrome towel radiator. Contrasting tiling to the walls and floor.

### Bedroom Four

Which could accommodate a double bed with inset spotlights, radiator, double glazed window to the front.

### Bedroom Three

Again with double glazed window to the rear with magnificent views. Radiator. Inset spotlights.

### Bedroom Five

Radiator. Double glazed window to the front. Inset spotlights.

### Family Bathroom

Again being most attractively fitted out with a white suite comprising of a double ended bath with tiled inset. Tiling to the walls and floor which again has electric thermostatically controlled warm-up heating below. Low level WC. Suspended wash hand basin. Oversized shower enclosure, thermostatically controlled Grohe shower unit. Touch control illuminated mirror. Extractor fan. Double glazed window. Vertical chrome towel radiator.

### Outside

Tegular style block paved driveway leads in providing off-road parking along with access to the detached single garage. Indian stone flagged pathway extends down by either side of the property to the rear. There is a broad entertaining terrace ideal for alfresco dining. The garden itself being set down with ease of maintenance in mind being primarily lawned. External lighting and a cold water tap.

### Detached Single Garage

Stone built set beneath a pitched slate roof and has a cedar style up and over door and side personnel door.

### Valuer

Tim Heaton/ae

### Viewing

Strictly by appointment through our Matlock office



[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Property, properly.

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## FIELD VIEW GRANGE

APPROXIMATE GROSS INTERNAL AREA = 174.2 SQ M / 1875 SQ FT

GARAGE = 16.7 SQ M / 180 SQ FT

TOTAL = 190.9 SQ M / 2055 SQ FT

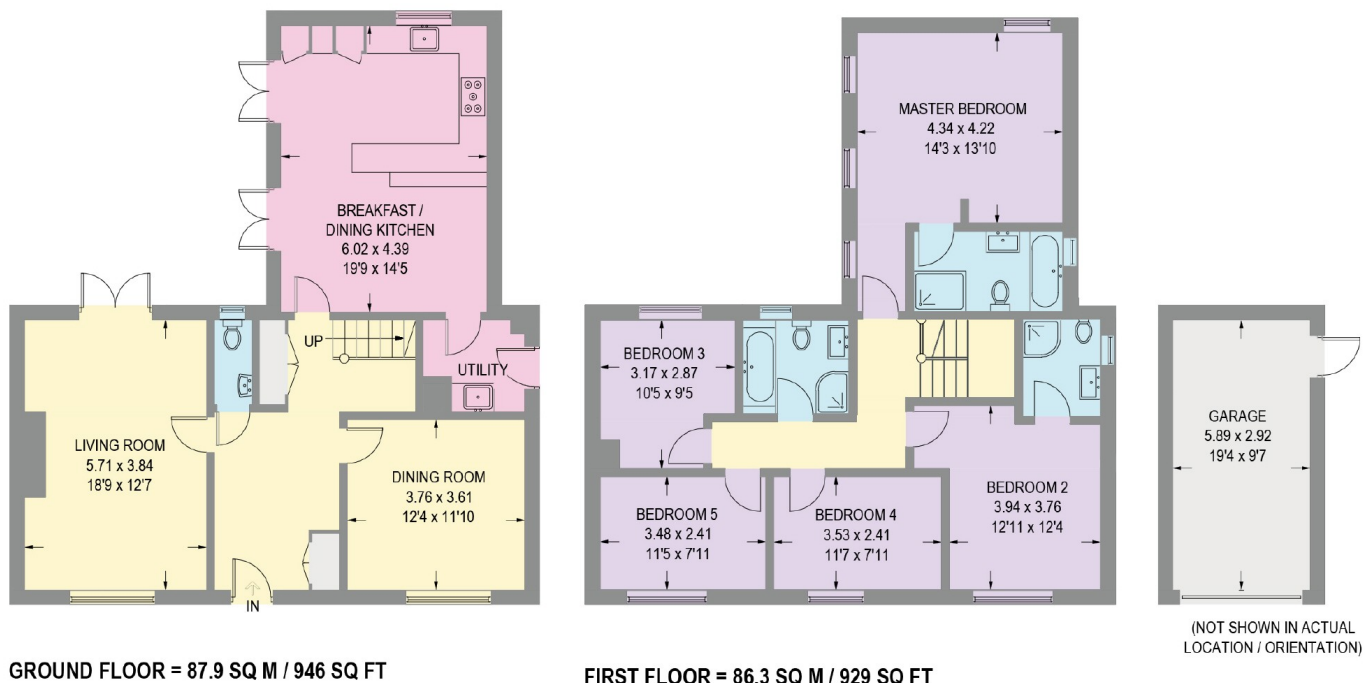


Illustration for identification purposes only, measurements are approximate, not to scale.

Banner Cross

Dronfield

Hathersage

Bakewell

Matlock

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

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