

**Saxton Mee**

Auctions

**Smithy Cottage, Main Road, Stanton-in-the-Peak, Matlock, DE4 2LX****Offers around £337,000**

A truly delightful stone built detached period cottage believed to have origins dating back to the 1600's, forms part of this highly desirable sought after Peak District village with excellent access to both Bakewell and Matlock.

The deceptively well proportioned property has a wealth of charm and character with period features, equally ideal for a professional couple, the retired or family. Porch, dining room, utility, shower room, fitted kitchen, living room with cut stone minster fireplace, garden room. Landing, master bedroom, en-suite shower room, double bedroom two and family bathroom. Most attractive private cottage garden. There is an off lying stone garage which is currently rented from the Estate.

## The Accommodation Comprises

### Entrance Porch

Having twin double glazed external doors, double glazed casement windows, original feature stone work to the front along with the builders initials over the headstone.

### Formal Dining Room

With a gas stove set against an attractive cut stone fireplace, terracotta style tiling to the floor and radiator set beneath the front facing uPVC triple glazed window. Two wall light points and connecting door way through to

### Good Sized Utility

With tiling to the floor, uPVC triple glazed window and double glazed roof light to the rear. Vertical chrome towel radiator, inset stainless steel sink with cupboard below, tiled splashback and plumbing for a washing machine. Ample space for a freezer, tumble dryer and useful store/broom cupboard. Electric consumer unit.

### Shower Room

Having a tiled shower area with electric shower unit and low level w.c. Double glazed roof light, shaver point and vanity light.

### Kitchen

Having a range of pine units with granite working surfaces and Belfast style pot sink. Integrated fridge, recess and plumbing for a dishwasher, Britannia gas fired range cooker with large fan oven, smaller oven with grill and extractor canopy above. Quarry tiling to the floor, radiator, spotlights to the ceiling, useful shelved pantry/store cupboard with light. UPVC triple glazed windows to the front.

### Living Room

A nicely proportioned principal reception room with a lovely cut stone Minster style fireplace, radiator, beams to the ceiling, uPVC triple glazed windows to either side of the room and to the gable. Cupboard within which is housed the electric meter and fuse box.

### Garden Room

With terracotta style tiling to the floor and twin double glazed doors to the small style Chelsea style courtyard.

### First Floor Landing

Doubles as a study area, has triple glazed window to the rear and access to the roof space.

### Master Bedroom

A good sized double bedroom with radiator, two uPVC triple glazed windows and built in wardrobes. Airing cupboard with shelving and hanging rail.

### En-Suite Shower Room

Having a tiled over sized shower with electric Galaxy Aqua shower unit, wash hand basin and low level w.c. Radiator, half tiled to the walls, mirror fronted cabinet and double glazed roof light.

### Double Bedroom Two

A further good sized room with double glazed Velux roof light to the rear, triple glazed uPVC window to the front, radiator and built in wardrobe. Additional recessed cupboard.

### Bathroom

Three piece white suite comprising bath with thermostatically controlled shower above, tiled surround, wash hand basin with cupboard below and low level w.c. Half tiling to the walls, towel radiator, panelling to the ceiling, uPVC triple glazed window to the front and within which is housed the Biasi gas fired combination boiler (serviced in August 2017 by British Gas).

### Note

The fitted carpets, lamp shades, curtain rails and the majority of the curtains will be included in the sale.

### Outside

Lovely forecourt garden with stone flagging, wrought iron style gate to the path, covered wood store/coal bunker, pot sink, cold water tap and wrought iron gates with matching arbour. Stone trough/salting tray which originally came out of the larder in the kitchen. The garden lies primarily to the side and is most attractively set out with a level shaped lawn, low maintenance herbaceous beds with a variety of plants and shrubs, small private decked sitting out area, ornamental pond to the corner and most useful stone outhouse with power and light and is currently utilised as a small workshop.

### Stone Garage

There is an off lying stone garage, which formed part of the former Smithy to the village and has substantial twin barn style gates, power and light and is rented from the estate, which currently is £76 per quarter. It is highly likely that this arrangement would be allowed to continue.

### Valuer

Tim Heaton/mw

### Viewing

Strictly by arrangement via the Matlock office.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

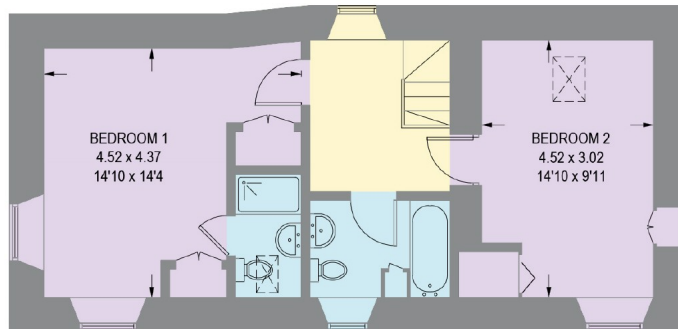
Property, properly.

Saxton Mee

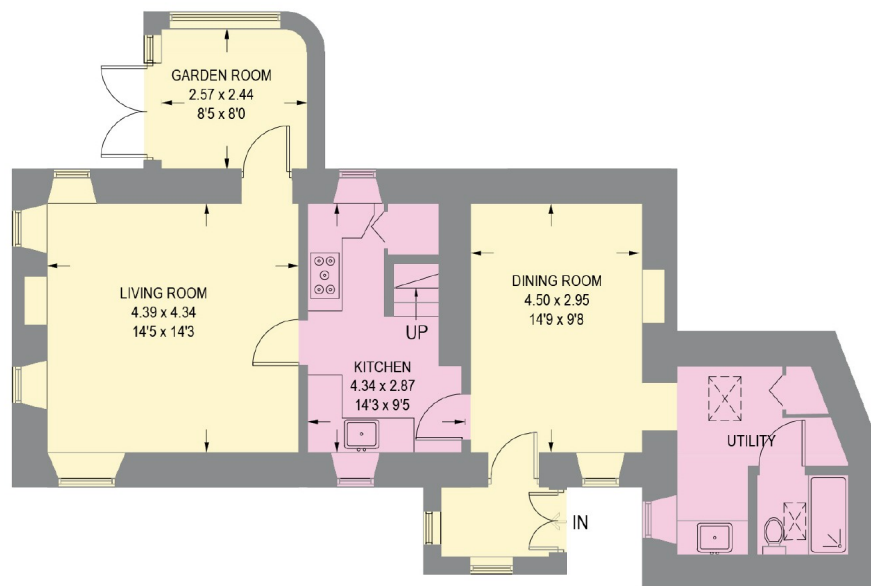
Auctions

## SMITHY COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 114.3 SQ M / 1230 SQ FT



**FIRST FLOOR = 47.3 SQ M / 509 SQ FT**



**GROUND FLOOR = 67 SQ M / 721 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)

949-951 Ecclesall Road, Sheffield S11 8TN

1 Civic Centre, Dronfield S18 1PD

3 Bank View, Main Road, Hathersage S32 1BB

Matlock Street, Bakewell DE45 1EE

27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241

T: 01246 290992

T: 01433 650009

T: 01629 815307

T: 01629 828250

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)

E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'