

Rock Cottage, Main Street, Birchover - DE4 2BN

Offers Around £325,000







Rock Cottage, Main Street

Birchover, Matlock

Enjoying breathtaking countryside views and located at the very heart of the popular Peak District village of Birchover is Rock Cottage, a charming three bedroomed detached property.
The accommodation itself briefly comprises entrance hallway, dual aspect sitting room with woodburning stove, dining kitchen, rear porch/store and a family bathroom. To the first floor are three bedrooms, all with stunning views, and a WC.

The cottage is on a good sized plot and the outside space incorporates well stocked borders, seating areas on different levels as well as a sloped lawned area fully enclosed by stone walling.

The property is extremely well presented throughout and benefits from gas central heating and uPVC double glazing. It is currently run as a very successful holiday let but would work equally well as a full time home or residential let.

Viewing highly recommended!

No Upward Chain!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Access

From the roadside is a pathway which passes between two neighbouring properties and reaches stone steps leading up and through a wrought iron gate to access the cottage.

Ground Floor

To the front of the property is a uPVC entrance door with glazed panel and obscured glass windows to each side. This opens into the

Entrance Hallway

With tiled flooring and having the staircase leading up to the first floor, the hallway also benefits from a full height cupboard providing ample storage. A part glazed door provides access to the bathroom and a further door opens into the

Sitting Room

13' 6" x 11' 11" (4.11m x 3.62m)

This is a good sized reception room which has plenty of natural light flooding through the windows to the front and side aspects. These also allow a delightful outlook. The sandstone fireplace provides a pleasant focal point and houses the Clearview woodburning stove. The painted ceiling timbers, deep window sills, exposed stone and recessed display nooks add to the character and the room is lit by wall lights. To the rear is an opening through which is the

Dining Kitchen

13' 5" x 7' 4" (4.09m x 2.24m)

Having ceramic tiled flooring, this kitchen is fitted with a good range of wall and base units with solid wooden work surfaces and tiled splahbacks. The inset Belfast sink with swan neck mixer tap is situated beneath the window to the side aspect. Integrated applicances include the fridge, freezer, electric oven and the four ring electric hob with extractor hood over. There is under unit lighting as well as the wall lights and painted ceiling timbers as in the sitting room. Within the kitchen is a Hive thermostat which enables the heating and hot water to be controlled remotely. To the side of the room is a part glazed door opening to the

Rear Porch / Store

11' 10" x 3' 2" (3.60m x 0.97m)

With a side apect window and a part glazed uPVC door opening to the exterior at the rear of the cottage. As well as providing useful storage, this room also houses the wall mounted boiler which services the gas fired central heating.

Bathroom
8' 4" x 6' 9" (2.55m x 2.05m)
With tiled flooring and an obscured glass window to the rear aspect, this bathroom is fitted with a modern three piece suite comprising panelled bath with mixer shower over, concealed unit dual flush WC and a wash hand basin with monobloc tap on a granite surface with vanity unit beneath. There is a wall mounted ladder style radiator and in the area beneath the stairs is space and plumbing for a washing machine.

First Floor
The stairs leading up from the entrance hallway reach the

Landing
With a window to the rear aspect and stairs continuing to each side with doors opening to the three bedrooms and the WC.

Bedroom One
13' 8" x 12' 0" (4.16m x 3.65m)
A spacious, light and airy double bedroom to the front of the cottage with windows to the side as well as the front aspect which allow stunning and far reaching countryside views. There are stripped pine boards to the floor and a built-in cupboard to one corner houses the unvented hot water cylinder, installed in 2021.

Bedroom Two
13' 9" x 7' 6" (4.20m x 2.28m)
The second double bedroom is to the rear and has a side aspect window enjoying a fantastic view out over the garden and the neighbouring rooftops to the hillsides beyond.

Bedroom Three
10' 5" x 10' 3" (3.18m x 3.13m)
With a window to the front aspect flooding the room with natural light and providing superb countryside views.

WC
4' 7" x 2' 4" (1.40m x 0.71m)
With vinyl flooring and an obscured glass window to the side aspect, this room is fitted with a concealed unit dual flush WC and a neat wash hand basin with mixer tap set within a vanity unit. There is also a slimline wall mounted radiator.









Garden

The property benefits from terraced gardens with all areas enjoying spectacular south facing and far reaching views. There are a number of different seating areas, perfect for outside dining or just relaxing and enjoying the fabulous outlook with a good degree of privacy. Steps lead up to a good sized lawn which is fully enclosed by stone walling. To the right hand side of the property is a gate opening to a secure area with a log store and pathway which leads around to the rear porch/store.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2332 per annum. No council tax is paid currently due to the cottage being a holiday let and small business rates exemption being applicable.

Directional Notes

From our office in Wirksworth, proceed along Harrison Drive (B5023) in the direction of Cromford. Take the first left (at the Lime Kiln public house) and travel up and through the village of Middleton. At the bottom of the hill at the T junction, take a right turn and then immediately left onto the Via Gellia A5012 towards Grangemill (and Buxton). At the Grangemill crossroads take the right turn (B5056) towards Winster. Follow this road for approximately 7 miles bypassing Winster on your right. You will come to a sharp right turn, onto a road clearly signed for Birchover. Continue on this road through the centre of Birchover, onto Main Street. Shortly after passing The Red Lion public house, Rock Cottage can be found on the left hand side. Immediately after the converted chapel is Rose Cottage and the pathway leading up to Rock Cottage is just to the right hand side of Rose Cottage.

Parking

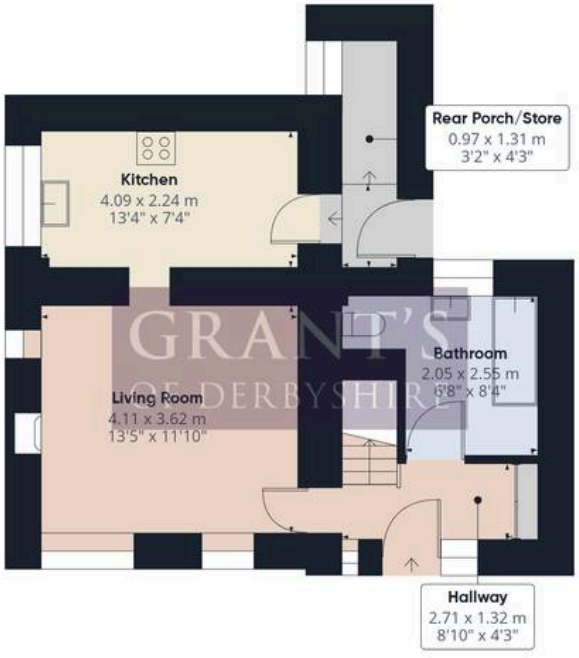
Please note that there is no allocated parking with this property but there is plenty of on street parking nearby. Access to the cottage is pedestrian only via a pathway leading up from the main road.











Floor 0



Floor 1

Approximate total area(1)

76.9 m²

828 ft²

(1) Excluding balconies and terraces

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Grant's of Derbyshire Estate Agents

21 St. John Street, Wirksworth - DE4 4DR

01629 823008

info@grantsofderbyshire.co.uk

www.grantsofderbyshire.co.uk/

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given as to their condition. The deeds have not been inspected by the writer of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.