TOWN END COTTAGE



BLENHEIM





A CHARMING COUNTRY RESIDENCE OFFERING VERSATILE ACCOMMODATION

PEACEFULLY LOCATED WITHIN THE LOVELY PEAK DISTRICT VILLAGE OF SHELDON, TOWN END COTTAGE INCORPORATES VERSATILE ACCOMMODATION ACROSS ITS THREE COTTAGES, PRESENTING A UNIQUE OPPORTUNITY FOR A RANGE OF PURCHASERS.

The beautiful homes are enveloped in a private plot of approximately half an acre and enjoys a sense of tranquility throughout its interior and exterior spaces.





The main two bedroomed residence retains a wealth of character, including two working fireplaces, vaulted ceilings, exposed timber beams and terracotta tiled flooring.

A wonderful lounge offers a cosy spot for relaxing, whilst the dining kitchen boasts a traditional setting with a four-oven Aga, a Clearview multi-fuel stove and provides ample space for casual dining or entertaining. A useful utility room is superbly equipped with integrated cooking appliances, and upstairs are two generously proportioned bedroom suites.

Attached to the main house is 'Town End Holiday Cottage', which is a one bedroom, one shower room dwelling that is ideal for hosting guests or accommodating dependant relatives.

To the front of the property is a pretty lawned garden which adds attractive curb appeal and benefits from a south-facing aspect. An extensive gravelled driveway allows parking for several vehicles and connects to the large single garage, Keepers Cottage and Shepherds Hut. To the rear is another lawned garden and an area of grazing land with a timber-built stable.

Keepers Cottage sits detached from the main house and offers country-style accommodation with one double bedroom, a modern shower room and an enclosed outdoor seating area. Tucked away towards the far end of the plot is the Shepherds Hut; a bespoke retreat that overlooks countryside views.

Town End Holiday Cottage, Keepers Cottage and the Shepherds Hut are currently used for holiday letting and generate circa £50,000 per annum, with scope for further income.

Town End Cottage is ideally positioned for anyone who cherishes spending time outdoors, allowing access to scenic trails through woodland, fields, along the River Wye and to Ashford in the Water. The village of Sheldon is home to a country inn, village hall, children's playground with new play equipment and a Grade II listed parish church. The renowned market town of Bakewell and surrounding villages offer many amenity options, such as fine dining experiences, restaurants, public houses, shops and cafes. The spa town of Buxton is only 15 minutes' drive, with the Buxton Opera House attracting both national and international productions. The historical attractions of Chatsworth House, Haddon Hall and Thornbridge Hall are all reachable within a short journey and Magpie Mine is just a ten minute walk away. The property is within the catchment area for highly regarded schools, including Longstone Primary, Lady Manners Secondary School and St. Anselm's independent prep school in Bakewell. It is a reasonable journey time to Sheffield and Manchester, and rail routes are accessible from Grindleford, Buxton, Chesterfield and Sheffield stations.

The property briefly comprises of on the ground floor: Entrance hallway, lounge, dining kitchen, utility room, WC, pantry and rear entrance lobby.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 2 and bedroom 2 en-suite shower room.

On the ground floor of Town End Holiday Cottage: Living kitchen and under-stairs storage cupboard.

On the first floor of Town End Holiday Cottage: Landing, shower room and bedroom.

Keepers Cottage: Kitchen/living area, shower room and bedroom.

Shepherds Hut: Kitchen/bedroom and shower room.

Outbuildings: Large single garage, stable and storage shed.



GROUND FLOOR

A timber door with double glazed panels opens to the entrance hallway.

Entrance Hallway

Having a flush light point, central heating radiator and terracotta tiled flooring. Doors open to the lounge and dining kitchen.

Lounge

16'11 x 10'10 (5.15m x 3.30m)

A wonderful reception room with front and rear facing timber double glazed windows, a rear facing timber double glazed panel, exposed timber beam and pendant light points. Also having a wall mounted light point, central heating radiator, telephone points and TV/aerial points. The focal point of the room is the cast iron fireplace with a mantel, a tiled surround and a stone hearth.

Dining Kitchen

21'6 x 12'0 (6.55m x 3.67m)

A fabulous country-style kitchen with front and rear facing timber double glazed windows, exposed timber beams, pendant light point, track lighting, central heating radiator, telephone point and terracotta tiled flooring. The focal point of the room is the Clearview multi-fuel stove, set within a stone fireplace with a hearth. There is a range of fitted base/wall and drawer units, incorporating matching oak work surfaces, upstands, under-counter lighting and a Belfast sink with a chrome mixer tap. The main cooking appliance is the four-oven Aga with two hot plates and a warming plate. There is also an integrated under-counter fridge and a Bosch dishwasher. Doors open to the utility room and WC. A timber door with a glazed panel opens to the rear entrance lobby.

Utility Room

An excellently appointed utility room with front and rear facing timber double glazed panels, exposed timber beams, recessed lighting, extractor fan, central heating radiator and terracotta tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, under-counter lighting and an inset 1.5 bowl Franke sink with a Franke mixer tap. Appliances include a Neff four-ring induction hob with a Neff extractor fan above and a Neff fan assisted oven. There is space/provision for a washing machine and an American style fridge/freezer. A timber stable-style door opens to the rear of the property.

WC

Having a rear facing timber double glazed obscured window, pendant light point, central heating radiator and terracotta tiled flooring. There is a Roca suite in white, which comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. A door opens to the pantry.

Pantry

Having fitted shelving and tiled flooring.

Rear Entrance Lobby

Having a rear facing timber glazed panel. A timber door with a glazed panel opens to the dining kitchen. A timber door with a glazed panel opens to the rear of the property.

From the entrance hallway, a staircase rises to the first floor.



LOUNGE

LOUNGE

DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



DINING KITCHEN

FIRST FLOOR

Two generously proportioned suites occupy the first floor and are filled with beautiful, traditional features.

Landing

Having a pendant light point, an exposed timber beam and a central heating radiator. Doors open to the master bedroom and bedroom 2.

Master Bedroom

21'6 x 11'10 (6.55m x 3.60m)

An exceptionally spacious double bedroom with front and rear facing timber double glazed windows, vaulted ceiling with exposed timber beams, pendant light point, central heating radiators and a TV/aerial point. A door opens to the master en-suite bathroom.

Master En-Suite Bathroom

A large en-suite with a rear facing timber double glazed obscured window, vaulted ceiling with exposed timber beams, double glazed roof window, pendant light point, extractor fan and a central heating radiator. A range of fitted furniture provides ample storage and has a clothes hanging rail and shelving. A Buckingham suite in white comprises a low-level WC and a pedestal wash hand basin with traditional Imperial chrome taps, a tiled splash back and an illuminated vanity mirror above. Also having a freestanding roll top bath with an Imperial chrome mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted shower and a glazed screen.

Bedroom 2

11'0 x 10'10 (3.35m x 3.30m)

Another double bedroom suite with a front facing timber double glazed window, an exposed timber beam, a pendant light point and a central heating radiator. There is a range of fitted furniture incorporating long hanging. A door opens to the bedroom 2 en-suite shower room. Access can also be gained to a loft space.

Bedroom 2 En-Suite Shower Room

Having a rear facing timber double glazed obscured window, exposed timber beam, flush light point, extractor fan, fully tiled walls, central heating radiator and a shaver point. There is a Roca suite in white, which comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and an illuminated vanity mirror above. To one wall is a walk-in shower enclosure with a fitted shower and a glazed screen.



LOUNGE



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2


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EXTERIOR & GARDENS AND HOLIDAY COTTAGE

The exterior of Town End Cottage boasts extensive lawns and off-road parking for each property.

To the front of the property, a wrought iron pedestrian gate set within stone walling opens to the front of Town End Cottage.

A stone flagged path flanked by lawns and mature shrubs leads to the main entrance door which sits beneath a stone porch with side facing timber glazed panels and exterior lighting. There is also an external power point. Stone steps lead up to the fruit garden, which has gravelled paths and raised timber sleeper planters containing apple trees and a rose bush.

From the stone flagged path, a wrought iron pedestrian gate opens to a stone flagged patio in front of the holiday cottage and a grassed area for guest parking.

Town End Holiday Cottage

Ground Floor

A timber door with double glazed panels opens to the:

Living Kitchen

16'5 x 11'0 (5.00m x 3.61m)

A superb living kitchen with a rear facing timber double glazed panel, exposed timber beams, flush light point, wall mounted light points, electric heater and terracotta tiled flooring. There is a range of fitted base and wall units, incorporating an oak work surface, a tiled splash back and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Hotpoint four-ring induction hob with an extractor hood above, a Hotpoint fan assisted oven, an Indesit under-counter fridge and an Indesit dishwasher. Timber doors open to the under-stairs storage cupboard and to the staircase which rises to the first floor.

Under-Stairs Storage Cupboard

Having tiled flooring.

From the living kitchen, a staircase with a timber hand rail rises to the:

First Floor

Landing

Having a rear facing timber double glazed window and a pendant light point. Doors open to the bedroom and shower room. Access can also be gained to the loft space.

Bedroom

12'0 x 9'10 (3.65m x 3.00m)

A spacious double bedroom with a front facing timber double glazed window with an exposed timber beam above, pendant light point and an electric heater.

Shower Room

Having a flush light point, extractor fan, fully tiled walls, chrome heated towel rail and an illuminated vanity mirror. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a walk-in shower enclosure with a fitted Mira shower and a glazed screen/door.



LIVING KITCHEN - HOLIDAY COTTAGE



BEDROOM - HOLIDAY COTTAGE



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS CONTINUED

To the right-hand side of the property is a gravelled driveway with a metal access gate opening to Main Street. The driveway provides parking for several vehicles and has exterior lighting and a water tap. Access can be gained to the large single garage. A timber pedestrian gate opens to the rear garden and a timber vehicular access gate leads to a continuation of the driveway.

Large Single Garage

21'2 x 12'6 (6.45m x 3.80m)

Having double timber access doors, light and power.

To the rear of the property, a stone flagged path runs along the elevation with exterior lighting. Access can be gained to the dining kitchen and utility room. The boiler is also housed externally. Stone steps rise to the garden, which is mainly laid to lawn and has a stone flagged path that leads to a storage area with an external power point and an original water pump. A timber gate opens to a parcel of grazing land with a stable and a storage shed. The land extends to the left and is enclosed by stone walling.

Stable

Having a timber stable-style door, light and water supply.

The gravelled driveway from the right side of the property continues to Keepers Cottage and to a lawned area where The Shepherds Hut is housed which has exterior lighting and a water tap.





MAIN HOUSE GARDEN



GRAZING LAND



MAIN HOUSE GARDEN



KEEPERS COTTAGE - EXTERIOR

KEEPERS COTTAGE & SHEPHERDS HUT

A wonderful converted one bedroomed cottage and a unique Shepherds Hut, perfect for hosting guests or income generating holiday lets.

A timber pedestrian gate opens to the front of Keepers Cottage which has a gravelled area with a water tap and exterior lighting. There is also a stone flagged seating terrace which provides access to the main entrance door.

Keepers Cottage

Ground Floor

A timber stable-style door with double glazed panels opens to the:

Kitchen/Living Area

14'1 x 8'4 (4.30m x 2.55m)

A charming open plan living space with a rear facing timber double glazed window, side facing timber double glazed panel, Velux roof window, pendant light point, flush light points, electric heater and tiled flooring. The focal point of the room is the Clearview log burner. There is a range of fitted base units, incorporating an oak work surface and an inset 1.0 bowl sink with a chrome mixer tap. The integrated appliances include a Stoves four-ring induction hob with a Belling extractor hood above, a Stoves fan assisted oven, an under-counter fridge and a Sharp dishwasher. Oak doors open to the shower room and bedroom.

Shower Room

Being fully tiled and having a Velux roof window, an exposed timber beam, flush light points, extractor fan, chrome heated towel rail and an illuminated vanity mirror. A suite in white comprises a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one wall is a walk-in shower enclosure with a fitted Grohe shower and a glazed screen.

Bedroom

10'4 x 8'5 (3.15m x 2.57m)

A good-sized double bedroom with a rear facing timber double glazed window, exposed timber beams, pendant light point and a TV/aerial point.

The Shepherds Hut

Steps rise to a timber stable-style door with a double glazed panel which opens to the kitchen/bedroom.

Kitchen/Bedroom

13'9 x 6'7 (4.20m x 2.00m)

Having timber double glazed windows, wall mounted light points and engineered oak flooring. The fitted furniture includes a bed frame with integrated storage and a dining table with two seats. The focal point of the room is the Clearview log burner that sits on a slate hearth. There are fitted base units with an oak work surface, a two-ring induction hob and a Belfast sink with a chrome mixer tap. Within the cabinetry is space/provision for an under-counter freezer. A timber door opens to the shower room.

Shower Room

Having a timber double glazed window, flush light point, extractor fan, heated towel rail, shaver point and engineered oak flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a shower enclosure with a fitted Triton shower and a glazed screen/door.



SHEPHERDS HUT



KITCHEN/LIVING AREA - KEEPERS COTTAGE



BEDROOM - KEEPERS COTTAGE



SHOWER ROOM - KEEPERS COTTAGE



KITCHEN/BEDROOM - SHEPHERDS HUT

GROUND FLOOR & GARAGING

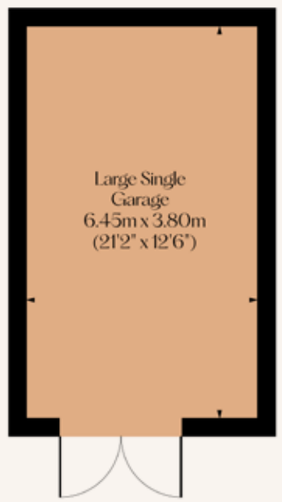
Approximate Floor Area:
933 SQ.FT. (86.7 SQ.M)

Large Single Garage:
264 SQ.FT. (24.5 SQ.M)

Total Approximate Floor Area:
1846 SQ.FT. (171.5 SQ.M)



1 Bed Holiday Cottage
Ground Floor



FIRST FLOOR

Approximate Floor Area:
913 SQ.FT. (84.8 SQ.M)



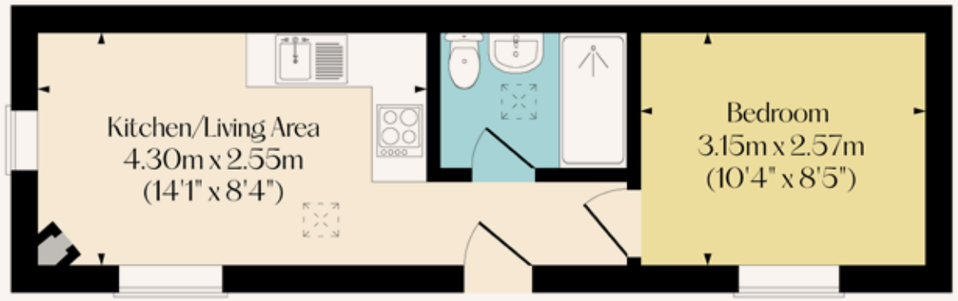
1 Bed Holiday Cottage
First Floor

KEEPERS COTTAGE & SHEPHERDS HUT

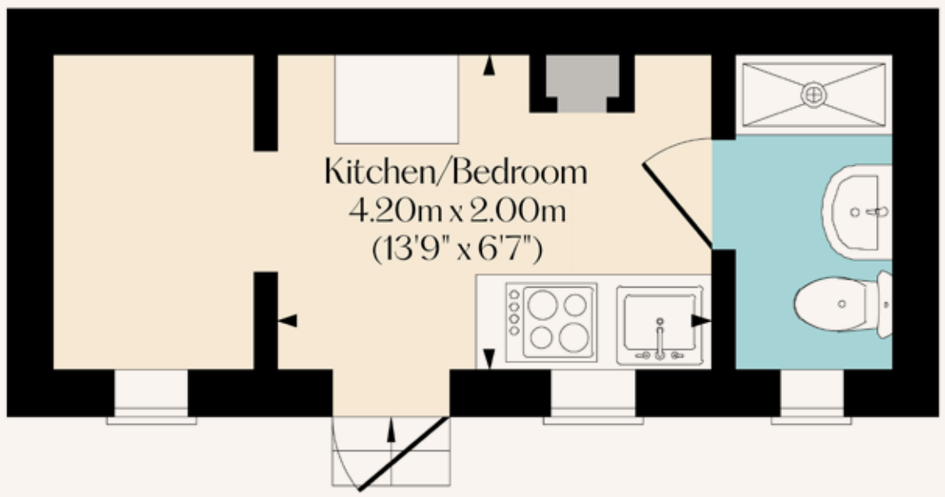
Keepers Cottage Approximate Floor Area:
271 SQ.FT. (25.2 SQ.M)

Shepherds Hut Approximate Floor Area:
115 SQ.FT. (10.7 SQ.M)

Keepers Cottage

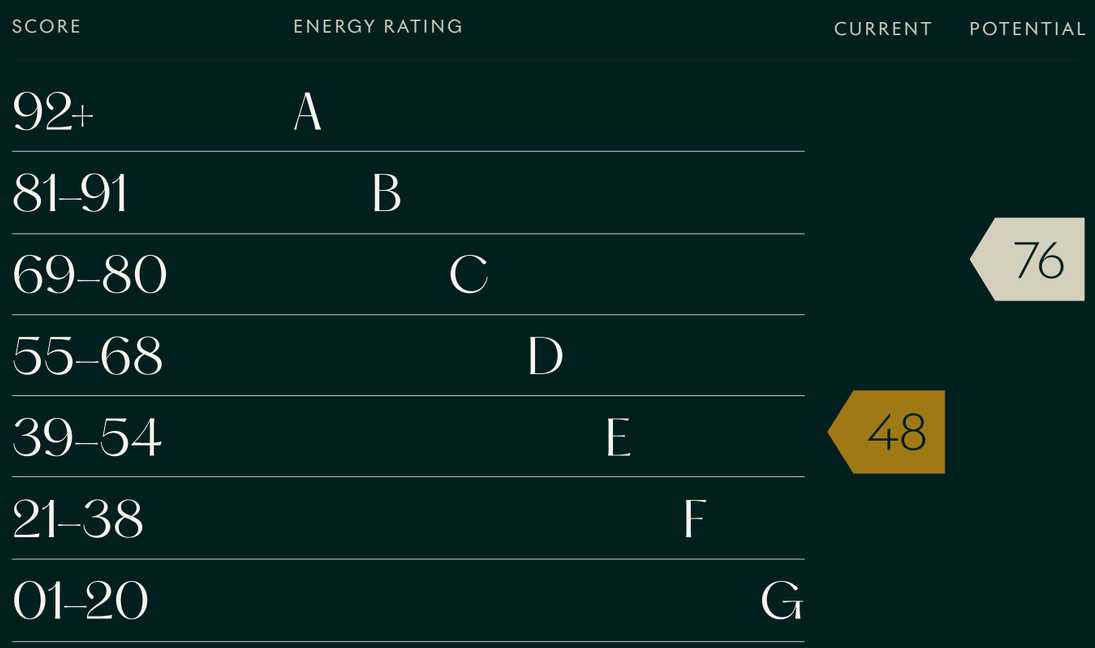


Shepherds Hut





BEDROOMS (HOUSE, COTTAGE & HUT)	BATHROOMS (HOUSE, COTTAGE & HUT)
3 / 1 / 1	3 / 1 / 1
LIVING ROOMS (HOUSE, COTTAGE & HUT)	SQFT (HOUSE, COTTAGE & HUT)
1 / 1 / 1	1,846 / 271 / 115
TENURE	COUNCIL TAX
Freehold	E



Services

Oil, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is variable dependent on network.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves

There is a covenant in place that doesn't allow each property to be sold separately. There are no easements or wayleaves. The flood risk is very low.

Conservation Area

The property is located within the Sheldon conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

TOWN END COTTAGE

Main Street, Sheldon, Bakewell,
Derbyshire, DE45 1QS

Asking Price
£899,950

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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