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Matlock Road, Wessington, £600,000

- DETACHED CHARACTER COTTAGE
- PLOT BELIEVED TO BE APPROACHING AN ACRE
- DOUBLE GARAGE AND OUTBUILDINGS
- HIGHLY SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL
- ENERGY RATING E



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer the market Lindway Cottage which is located within the rural village of Wessington which has delightful far reaching views over countryside. The cottage itself has many what are believed to original features making it a must for the discerning buyer who is looking for something different and which is steeped in history. The cottage has an entrance porch with quarry tiled floor, dining room with feature open fireplace and beams to the ceiling. The lounge is a generous light and bright room with beams to the ceiling. There is a fitted kitchen with a range of wall and base units built in oven and hob. Lying off the kitchen is the utility porch and a ground floor shower room. The landing has an exposed stone wall and doors to the first floor accommodation: The Master bedroom has fitted wardrobes and there are two further bedrooms and a shower room. Outside the cottage is approached via a driveway and there are extensive lawns and decorative trees and shrubs. There are a number of outbuildings which include a double garage, open store, and a further store which measures approximately 11ft 2 x 8ft 10. The cottage and land surrounding would make an ideal family home particularly for anyone who has an equestrian interest or hobbies such as wood work or just likes to be surrounded by nature. The present owners are considering putting an overage clause on the property should a purchaser obtain planning permission in the future. We would strongly recommend viewing this wonderful cottage and the land that surrounds it. We are advised that the property has a septic tank.

Accommodation

Entrance Porch

The property is approached via door to the front, two windows and a quarry tiled floor.



Dining Room (15' 04" x 14' 11") or (4.67m x 4.55m)

This is a lovely cosy room with a feature stone fireplace with open grate and tiled hearth, beamed ceiling, TV aerial connection point built in display cupboard, central heating radiator, stairs rising to the first floor accommodation and double glazed window to the front elevation.



Lounge (26' 04" x 15' 04") or (8.03m x 4.67m)

This is a spacious reception room with character beamed ceiling, door to the front, double glazed windows to the front and side elevations, two central heating radiators, two wall lights and feature stone fireplace with wooden mantle.



Fitted Kitchen (15' 07" x 7' 06") or (4.75m x 2.29m)

With a range of wall and base units incorporating drawers, glass fronted display unit, complementary tiling to the walls work tops, built in oven and electric hob with extractor over, inset single drainer sink unit with mixer tap, plumbing for automatic washing machine, appliance space, central heating radiator and double glazed window.

Utility Room (8' 10" x 7' 07") or (2.69m x 2.31m)

With window and door to the rear elevation.

Ground Floor Shower Room

With three piece suite comprising: shower cubicle, wash hand basin, low level WC and double glazed window to the side elevation.



Landing

With built in cupboard housing the gas central heating boiler, access to the loft space and two double glazed windows to the rear elevation.



Bedroom 1 (13' 03" x 12' 03") or (4.04m x 3.73m)

Plus wardrobe depth 15ft 4 With fitted wardrobes with hanging rails and overhead storage, double glazed window, central heating radiator and coving to the ceiling.



Bedroom 2 (14' 11" x 11' 09") or (4.55m x 3.58m)

Widening to 15ft 3 maximum. With beamed ceiling, two double glazed windows to the front elevation and central heating radiator.



Bedroom 3 (12' 02" x 12' 0") or (3.71m x 3.66m)

With beamed ceiling, double glazed window to the front elevation and central heating radiator.



Shower Room (10' 0" x 7' 04") or (3.05m x 2.24m)

This is a spacious shower room with three piece suite comprising: curved shower enclosure with tiling and grab rail, pedestal wash hand basin, low level WC, complementary tiling to the walls, dado rail, double glazed window to the rear elevation and central heating radiator.

Outbuilding/Store (20' 11" x 13' 04") or (6.38m x 4.06m)



Outside

The property is situated on a very generous plot which is believed to be approaching an acre with lawns, trees, stone walls and outbuildings which would suit anyone with equestrian interest or perhaps someone who enjoys hobbies of woodworking or just to potter about in the outbuildings enjoying the space and views of the delightful countryside.

Double Garage & Workshop (24' 11" x 20' 11") or (7.59m x 6.38m)

With two up and over doors and log burner.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas

EPC Rating:44

Tenure

We are informed that the tenure is Freehold

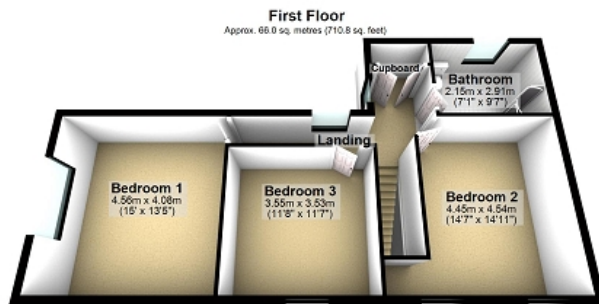
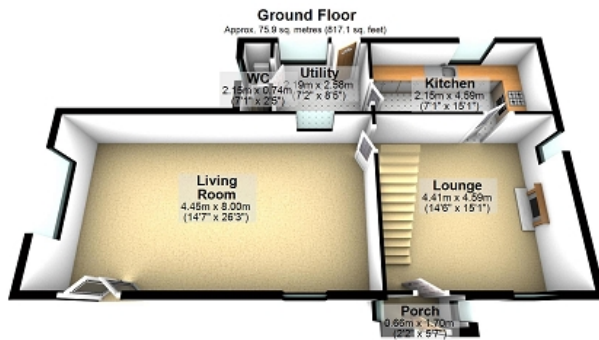
Council Tax

Band Not Specified

Directions

For Satellite Navigation the Post Code is DE55 6DS






Total area: approx. 141.9 sq. metres (1527.9 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.