



GRANT'S
OF DERBYSHIRE

Bramwyn, 26 Sir Josephs Lane, Darley Dale, Matlock DE4 2GY
Offers Around £350,000

Tucked away in a peaceful location, yet conveniently close to local amenities, is this three bedroomed bungalow. The accommodation itself briefly comprises a porch, entrance hallway, kitchen, spacious sitting room, conservatory, bathroom, and three bedrooms. Occupying a generous plot with a large driveway, garage, and attractive gardens, the property also offers excellent potential to extend (subject to the necessary planning permission). The home benefits from gas central heating and double glazing throughout. No upward chain. Early viewing highly recommended.



Location

Situated in the popular village of Darley Dale, this bungalow enjoys a superb location just outside the border of the Peak District National Park. Set back from the main road on Sir Josephs Lane, the property offers easy access to a range of local amenities including shops, schools, parks, leisure and medical facilities (including Whitworth Hospital). Excellent road links provide swift connections via the A6 to Matlock (3 miles), Bakewell (5 miles), and Chesterfield (10 miles), with regular public transport also available. The surrounding area is rich in attractions such as Chatsworth House, Haddon Hall, and the Peak Village Shopping Outlet, making this an ideal home for those who enjoy countryside living with the convenience of nearby town amenities. Outdoor enthusiasts will appreciate the abundance of scenic walks and natural beauty right on the doorstep.

The Property

To the front of the home is a part glazed door opening into the

Entrance Porch 4'0" x 2'11" (1.22m x 0.91m)

With windows to the side aspect and a part glazed door to the

Entrance Hallway

This L-shaped hallway provides access to all rooms within the home. Just off the entrance is a particularly useful storage cupboard (1.73m x 0.92m), ideal for coats and household items. Adjacent to the bathroom, a second door opens to the airing cupboard, which houses the water cylinder and features slatted shelving above for linen storage. A hatch provides access to the loft space, offering further storage potential.

Kitchen 12'6" x 8'4" (3.82m x 2.55m)

This dual-aspect kitchen is fitted with a range of white wall and base units, complemented by roll top work surfaces and tiled splashbacks. Two windows flood the room with natural light and offer a pleasant outlook over the garden. Integrated appliances include an electric oven with hob and extractor, while space is provided for a washing machine and under-counter fridge/freezer. The layout offers generous countertop

space, ideal for food preparation, and a one and a half bowl sink is conveniently positioned beneath the side aspect window.

Sitting Room 15'2" x 12'0" (4.64m x 3.66m)

This is a good-sized reception room featuring coving to the ceiling and a pleasant focal point in the form of a fireplace with a raised hearth housing a gas fire. A side-aspect window brings in additional light, while glazed sliding doors open directly into the conservatory.

Conservatory 10'6" x 5'6" (3.22m x 1.68m)

A delightful addition to the home, this conservatory offers a peaceful spot to relax and enjoy the outlook onto the garden. With windows to three aspects, the space is filled with natural light throughout the day and a part-glazed door provides direct access to the exterior.

Bathroom 9'8" x 5'9" (2.97m x 1.76m)

This part-tiled bathroom has an opaque glazed window and is fitted with a three-piece suite comprising a low-flush WC, pedestal wash hand basin, and a panelled bath with electric shower over.

Bedroom One 12'4" x 10'7" (3.77m x 3.25m)

A well-proportioned double bedroom featuring a window to the front and an additional rear-facing window.

Bedroom Two 11'7" x 9'2" (3.55m x 2.81m)

Currently used as a dining room, this versatile space would also serve equally well as a second double bedroom. A front-facing window provides natural light, making it a bright and functional room suited to a variety of uses.

Bedroom Three 11'3" x 8'0" (3.45m x 2.45m)

The third bedroom has most recently been used as a study, offering a quiet and adaptable space. A side-aspect window allows for natural light, making it ideal for home working or use as a bedroom.

Garage 18'11" x 9'2" (5.79m x 2.81m)

The garage is accessed via an up-and-over door to the

front, with the added convenience of a part-glazed pedestrian door to the side. There is the benefit of both power and light and there is a window to the side aspect. The wall-mounted boiler is also housed here, servicing the gas central heating system.

Outside

To the front of the property is a five-bar gate providing vehicle access, alongside a pedestrian gate. These open onto a substantial driveway that leads down to the garage and the property itself. Alongside the driveway are pleasant lawned areas with planted borders, adding a touch of greenery and color to the space. A pathway continues around the home to the rear, where there is a paved patio area adjacent to the conservatory. Beyond this, a further lawned area extends to the end of the garden, where there is pedestrian access to the cul-de-sac of Sir Josephs Lane.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2851 per annum.

Directional Notes

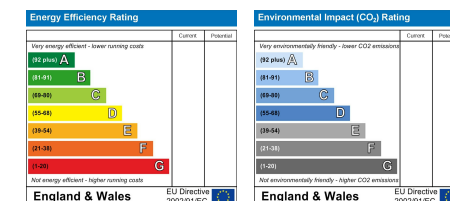
From Matlock Crown Square, take the A6 north towards Bakewell. Proceed through the centre of Darley Dale and just after passing The Grouse Inn on the right hand side, take a right turn into Whitworth Road. Sir Josephs Lane is the first turning on the left but continue for a short distance and take the next turning into a private road. Continue straight until reaching the gate for Bramwyn, number 26, ahead of you.







Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers 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.



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