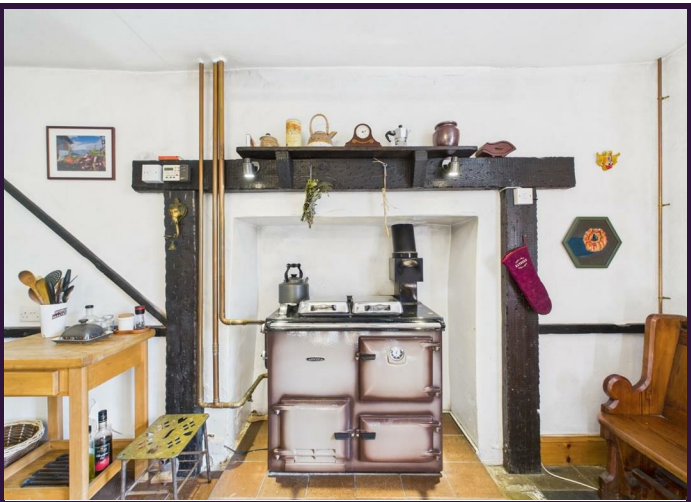




GRANT'S  
OF DERBYSHIRE

1 Abbey House The Dale, Bonsall DE4 2AY  
Offers Around £259,995

This charming, two bedroom, semi-detached period property, bursting with space, character and original features, is now available For Sale in the highly sought after village of Bonsall! The beautifully crafted stone surround and classic sash windows provide the property's Grade II Listed status - a testament to its Georgian, architectural heritage. The ground floor offers an entrance porch, large kitchen / dining area and a further kitchen / utility room. On the first floor, you'll find a double bedroom and shower room and on the second floor, a light and airy living room, second double bedroom and access to the terrace garden. The central heating is powered by the gas-fuelled, cast iron Rayburn stove which, along with storage heaters, makes for a warm and welcoming space and guarantees the home retains its cosy feel throughout the year. Outside, the property has a high level, paved terrace garden which offers great rooftop, village views with plenty of privacy. Viewing highly recommended. Video tour available.



## Location

Number 1 Abbey House is located in the village of Bonsall, a quintessential Derbyshire village filled with character stone properties and with a strong sense of community. Bonsall has a tearoom, a good primary school, two pubs and superb local walks with stunning views. There is a park with children's play area in the centre of the village. The A6 and local railway stations are a short drive away, and there are bus services through the village. Nearby Matlock has all the amenities you would expect from a market town, and within a short drive are the attractions of the beautiful and historic Derbyshire Dales and Peak District.

## Entrance Hallway 6'2" x 4'7" (1.89 x 1.42)

The property is entered via a bespoke, part-glazed wooden door that opens into a grand entrance porch. Featuring striking black and red terracotta flooring, this generously sized area is ideal for storing coats, boots, and bags. A spacious understairs cupboard provides additional storage. From here, a staircase leads to the first floor, while a door to the right leads into the

## Dining Kitchen 14'9" x 14'6" (4.50 x 4.44)

A generously proportioned and welcoming room, bursting with character and warmth. You'll find plenty of space for a large dining table, making it ideal for both entertaining and family mealtimes. The room boasts two fabulous focal points: a cast iron, enamelled Rayburn stove that not only serves as a charming centrepiece for making family meals, but also provides heating throughout the home. To the front, a traditional sash window with deep sills frames a pleasant outlook, offering a tranquil nook perfect for quiet reflection or watching the world go by.

## Kitchen / Utility Room 10'6" x 5'8" (3.22 x 1.74)

Conveniently located just off the dining kitchen, this room includes a range of wooden,

farmhouse-style wall, base, and drawer units topped with a granite work surface and fitted with a butler sink. There's plumbing and space for a dishwasher and washing machine, along with room for a full-height fridge freezer. The terracotta-tiled floor is both practical and in keeping with the home's character.

## First Floor

With access to a double bedroom and the bathroom, you'll also find a good sized storage cupboard here.

## Bedroom One 14'8" x 10'4" (4.49 x 3.15)

This bright and welcoming room enjoys plenty of natural light from the front aspect sash window, which has been recently re-corded. It's a great size, with built-in storage and a decorative cast iron fireplace set in its original stone surround - adding a delightful focal point and plenty of character.

## Shower Room 9'10" x 5'7" (3.02 x 1.72)

A recently fitted, modern shower room featuring a spacious walk-in shower, dual flush WC, and pedestal wash basin. Contemporary wall tiles and vinyl flooring give the space a clean, stylish finish. The original side aspect window adds character, while the charcoal ladder-style radiator provides a sleek, modern touch.

## Second Floor

Stairs rise from the first floor landing to reach the

## Living Room 22'4" x 11'8" (6.81 x 3.58)

A wonderfully light, airy and generous space, this is the perfect room to unwind and enjoy the view from the window. There are exposed beams and the decorative, cast iron fireplace sits on a charming red and black terracotta tiled hearth. There is a hatch providing access to the loft in this room. One glazed door leads to the terraced garden and another into

## Bedroom Two 11'8" x 10'10" (3.57 x 3.31)

Another well-proportioned double bedroom, featuring a sash window to the front aspect that adds plenty of natural light. Exposed beams bring character and offer a reminder of the property's period charm.

## Outside & Parking

Accessed from the second-floor living room, the terrace garden offers lovely views across the local area - an ideal spot to relax or entertain. Stone steps lead down and around to the front of the property, where there is space for one vehicle directly outside, with additional on-street parking available nearby. Just a short distance from the house, a separate parcel of land offers the perfect opportunity for a small orchard for example.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £2073 per annum. The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.

## Directional Notes

From our Wirksworth office proceed along the road in the direction of Cromford. As you descend into the village of Cromford, just before the pedestrian crossing, take the left hand turn into Water Lane (A5012). Continue along this road taking the turning on the right as signposted for Bonsall onto the Clatterway. Continue to climb Clatterway and as you approach the village centre, take the left hand fork onto The Dale, continue up this road for a minute or so and the property can be found immediately to the left of The Barley Mow Public House. What.Three.Words: [///downs.stud.dummy](#)







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.