



GRANT'S
OF DERBYSHIRE

Nether Lane, Matlock DE4 4QB
£1,200 Per Calendar Month

This beautiful stone built, three bedroom Farm Cottage is available To Let which is located in this sought after village of Brassington. Built only in 2019, the property is well presented throughout and the accommodation is presented over two levels; The open plan living and kitchen area being on the first floor and to the ground floor there are three bedrooms, one having an en-suite shower room and there is a separate family bathroom too. The property benefits from double glazing and a ground source heat pump services the hot water and heating. Available Early May 2025. Non-smokers. No pets. Call us now to arrange a viewing.

Ground Floor

Entrance Hallway 10'4" x 10'1" (3.15 x 3.08)

A welcoming entrance hallway with marble tiled flooring. There is ample space for coat hanging space and also a useful under stairs storage cupboard. A door to the right leads into;

Bedroom One 12'10" x 9'3" (3.93 x 2.84)

A spacious and bright double bedroom with two front aspect windows. TV point. A door provides access to;

En-Suite 9'7" x 5'3" (2.94 x 1.62)

This en-suite shower room is fully tiled with marble and comprises large walk-in shower, pedestal wash hand basin and low flush WC. There is also window to the rear aspect and a chrome heated towel rail.

Bedroom Two 14'2" x 8'5" (4.33 x 2.57)

Another spacious double room with a window to the side aspect.

Bedroom Three 10'5" x 6'2" (3.20 x 1.90)

With a window to the front aspect. This bedroom is ideal for a single bed or can be used as an office.

Bathroom 3.20 x 1.90

Another fully tiled bathroom with marble is fitted with a white three piece suite comprising low flush WC, pedestal wash hand basin and P shape bath with waterfall shower over. With inset spotlights and ladder style heated towel rail.

First Floor

Stairs from the entrance hallway lead directly into the:

Open Plan Lounge/Kitchen 34'4" x 15'8" (10.48 x 4.78)

A very spacious room with beautiful exposed ceiling beams, a velux roof light window and three front aspect windows with far reaching views of the

surrounding countryside. The Lounge area of this room is carpeted and has plenty of space for large items of furniture and an additional window to the side aspect with Derbyshire Limestone sills. The Kitchen with marble tiled flooring is fitted with an extensive range of traditional wooden wall, base and drawers units with a granite work top over and upstand. a one and a half bowl stainless steel sink with mixer tap over. Integrated appliances include a Neff induction hob with electric Neff oven beneath and stainless steel extractor hood over. There is also integrated two integrated fridges, a freezer, dishwasher and washing machine and dryer.

Store

A useful addition to the property with light and power. There is also a WC.

Outside & Parking

To the front of the property is space for 3 vehicles. Steps to the side lead to a balcony area with far reaching views of the surrounding countryside.

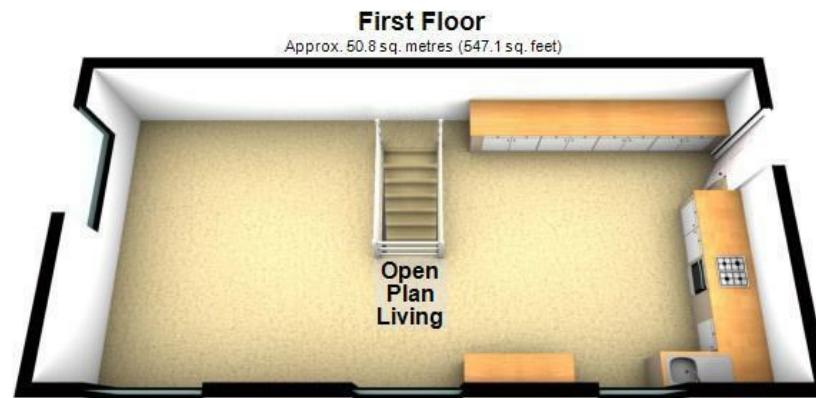
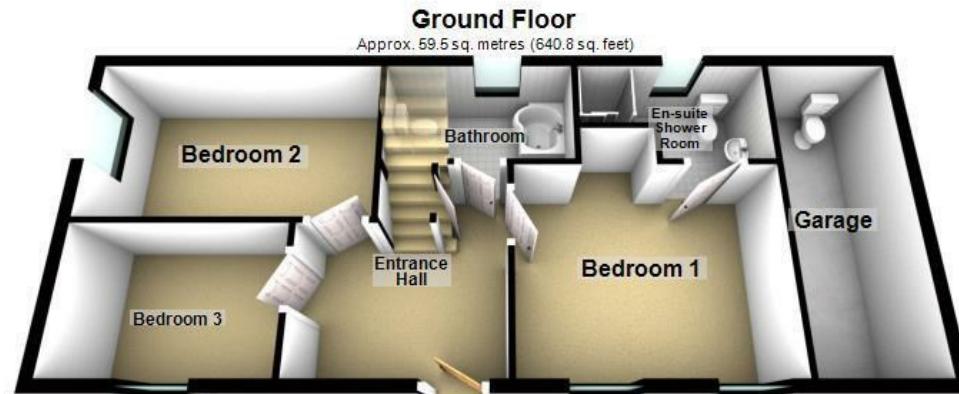
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2,496 per annum.

Directional Notes

The approach from our Wirksworth Office is to proceed up West End leaving Wirksworth and continue into open countryside, taking the first right at the top of the hill. Follow this road until you get to the T-junction on the B5035 and almost instantly, take the next left hand turn onto Manystones Lane. Follow this road through the open countryside for 2.7 miles. At the T-junction, turn left onto Dale End, follow the road down slightly and take the first right onto Kings Hill. Follow this road and take a left turn onto Nether Lane where the property can be found on the left.





Total area: approx. 110.4 sq. metres (1188.0 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	90	Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B	79	(81-91) B	
(70-80) C		(60-80) C	
(55-69) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

