



2 Bed Cottage - Detached

South Sitch Cottage
Wirksworth Road
Idridgehay
DE56 2SG

£1,000 Per Calendar Month

Fletcher
& Company

South Sitch Cottage Wirksworth Road DE56 2SG



- A Delightful Detached Cottage
- Located Within Private Grounds Of Main Residence
- Fitted Kitchen
- Lounge/Dining Room With Log Burner
- Stunning Bathroom With A Four Piece Suite
- Two Double Bedrooms
- Pleasant Garden
- Car Parking & Garage
- Council Tax Band 'C'
- Available Long Term

Available Immediately

Fletcher and Company are delighted to present this charming detached cottage, discreetly positioned within the sought-after village of Idridgehay, enjoying a peaceful rural setting while offering excellent connectivity to the surrounding countryside and neighbouring towns.

Set within the established grounds of the main residence and approached via electric gates, the cottage offers a sense of privacy and exclusivity, yet remains conveniently located for access to the Peak District National Park, the A6 and A38, and the market towns of Derby, Belper, Matlock, Wirksworth and beyond/

The well-proportioned accommodation comprises a light-filled lounge with log-burner/dining room, fitted kitchen, two double bedrooms, and a delightful four-piece bathroom.

Externally, the property benefits from generous off-road parking to the front. To the side lies a delightful, mature garden, predominantly laid to lawn with established hedging, offering a high degree of privacy, alongside a patio area ideal for outdoor seating. A garage is also included, providing secure parking and additional storage, conveniently positioned adjacent to the cottage.

Offered unfurnished and available immediately, this delightful home will appeal to those seeking a tranquil village lifestyle with countryside surroundings, without sacrificing accessibility.





Lounge/Dining Room

13'1" x 8'9" plus 18'1" x 12'0" (3.99 x 2.69 plus 5.52 x 3.68)

Having a feature stone fireplace with stone and tiled hearth housing a cast iron wood burning stove. There is exposed stone to the walls, two central heating radiators, an understairs cupboard providing excellent storage space and stairs lead off to the first floor. To the front are two leaded glass windows and french doors provide access.

Fitted Kitchen

13'1" x 5'6" (4.01 x 1.7)

Appointed with a range of wooden base cupboards, drawers and eyelevel units with a granite work surface over incorporating a Belfast sink with mixer tap. There is a larder unit and integrated appliances include a Fridge/Freezer, electric oven, hob and extractor fan. Having a feature exposed stone wall, a flagged floor, tiling to splashback areas, plumbing for an automatic washing machine, a window to the rear and a stable door providing access.

FIRST FLOOR

Landing is carpeted and has a central heating radiator. Access is provided to the bedrooms and bathroom

Landing



Bedroom One

13'3" x 8'11" (4.05 x 2.72)

Having a feature cast iron fireplace, a central heating radiator and a leaded glass window to the front elevation

Bedroom Two

13'7" x 8'6" (4.16 x 2.6)

Having a leaded glass window to the front and a central heating radiator.

Bathroom

Appointed with a modern four piece suite comprising a panelled bath, separate shower cubicle with mains shower over and a folding glass door, a pedestal wash hand basin and a low flush wc. Having tiling to all splashback areas, a tiled floor, inset spotlighting, a heated towel rail, electric shaver point and window to the front elevation.



Outside

The property is approached via electric gates which also serve the main house (South Sitch) and the cottage is located on the right hand side. To the front of the cottage there is off road parking space for several vehicles. To the side of the cottage is a delightful, mature garden which is mainly laid to lawn with mature hedges to the borders and a patio area. The borders are well stocked with a variety of shrubs and flowering plants.

DIRECTIONS

Enter Idridgehay on Wirksworth Road from Belper/Duffield. Upon entering the village go past the village stores on the right hand side and the property can be located on the opposite side of the road approached via electric cast iron gates.

Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



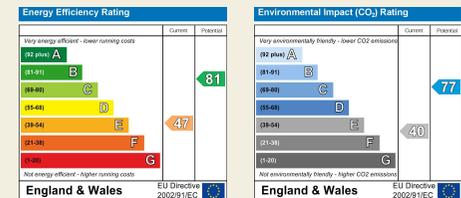
Approximate total area⁽¹⁾
 756 ft²
 70.4 m²

(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
 & Company