



3 Bed Cottage

East View, Pentrich, Derbyshire DE5 3RE

Price £525,000 Freehold



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- Beautiful Stone Cottage
- Sunny Far Reaching Views
- Spacious Lounge, Vaulted Office
- Attractive Garden Room
- Superb Living Kitchen Dining Room
- Three Generous Bedrooms
- Private Landscaped Gardens
- Driveway
- Garage & Workshop
- No Chain Involved

EAST VIEW - A most charming 1824 built stone cottage with the benefit of a beautifully landscaped gardens with far reaching sunny views located in the heart of the very sought after village of Pentrich.

The current owners have beautifully maintained this wonderful home including a lovely living kitchen/dining room. The property has many fantastic original features including the original cast iron windows, oak sills, original oak front door, solid wooden doors and quarry tiled floors.

Reference to Pentrich Village is also made within the works of famous poet and author Percy Shelley. This Georgian property was built nearly 200 years ago, but in more recent years has been used as a post office, and as a cafe called 'The wayside cafe', known as being a fantastic resting place for both cyclists and ramblers back in the 1950's.

VIEWING IS ESSCENTIAL!

The Location

The sought after village of Pentrich was once owned by the Chatsworth Estate. Renowned for its historic revolutionary rising 1817. The village has a reputable Dog public house, charming old church and country walks. The property offers swift access to the local towns of Ripley and Belper. Transport links include A610, A38 and M1 to Derby and Nottingham, whilst providing the gateway to the beautiful Peak District.

The Accommodation

Ground Floor

Entrance Porch

With solid wood entrance door, window to the side elevation, wall mounted electric heater, quarry tiled flooring and door leading to the open plan kitchen/diner.

Spacious Lounge

28'8" x 17'7" (8.75 x 5.38)

Having an impressive feature brick fireplace with log burner, window over looking the garden with views over fields beyond, door giving access to the garden, two radiators, open plan oak staircase leading to the first floor, useful under-stairs storage cupboard, window to the side elevation and French doors leading to the garden room.



Garden/Sun Room

11'1" x 10'0" (3.40 x 3.07)

With large windows overlooking the garden with views over fields, bi-folding doors giving access to the patio area, high pitched ceiling, radiator and solid oak flooring.



Living Kitchen Dining Room



Dining Area

22'8" x 11'1" (6.91 x 3.38)

Having a superb feature fireplace with tiled hearth and open fire, ceiling beams, two wall mounted contemporary radiators and staircase leading to the office/snug.



Kitchen Area

18'11" x 7'10" (5.78 x 2.41)

Fitted with matching solid wood wall and base units, Belfast sink unit with mixer tap, granite work surfaces, range cooker with gas hob and electric oven, cooker hood over, integrated dishwasher and plumbing for automatic washing machine. High pitched ceiling with beams, glass cabinet, wall mounted combination boiler, solid oak flooring and windows overlooking the garden with views over open fields beyond.



Office

13'2" x 8'1" (4.03 x 2.48)

Accessed via stairs from the dining area with exposed brick and feature lighting and having power and lighting.



Cloakroom

With wash hand basin, low level WC, tiled floor, radiator, recessed lighting and obscure double glazed window.

First Floor

Landing

With access to the loft space, radiator, useful built-in wardrobe and doors leading to all three bedrooms and bathroom.

Bedroom One

15'10" x 11'4" (4.83 x 3.46)

With solid wood flooring, feature fireplace, radiator, integrated drawer unit into the recess and two windows with views over the fields and countryside.



Bedroom Two

13'5" x 12'6" (4.10 x 3.83)

With radiator, solid wood flooring, feature fireplace and two windows overlooking fields and beyond.



Bedroom Three

9'10" x 8'5" (3.01 x 2.58)

With radiator, solid wood flooring, ceiling beams, built-in wardrobe and window overlooking fields with countryside views.



Family Bathroom

Fitted with a four-piece suite comprising a roll top bath, shower cubicle with rain fall shower, low level WC and wash hand basin. Tiled flooring, fully tiled walls, wall mounted radiator and heated towel rail, recessed lighting and obscure double glazed window.



Private Gardens

The property benefits from beautiful meticulously landscaped gardens in tune with the property with Birchover dressed stone walls extending all around the rear and side of the property with superb countryside views. There is a spacious York stone patio providing an ideal space for entertaining and barbecues and two areas laid to lawn, one accessed at the lower part of the garden offering privacy. The garden has well stocked flower beds, feature street light, further outside lighting and well established hedge boundaries.



Driveway

The property has a block paved driveway providing off-road parking for two cars and leads to a stone built garage.

Garage

15'8" x 8'7" (4.80 x 2.64)

With twin doors, radiator, power, lighting and useful boarded roof space with drop down ladder.

To the rear of the garage is a log store and a useful lean-to with power and lighting providing useful storage.



Workshop

11'6" x 4'4" (3.53 x 1.33)

To the rear of the garage is a workshop a useful lean-to with power and lighting providing useful storage.



Council Tax Band - Amber Valley E



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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