



Dragon Barn

Brassington



**Dragon Barn
Town Street
Brassington
Matlock
Derbyshire
DE4 4HB**



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A stunning stone barn conversion nestled in the picturesque village of Brassington affording two double bedrooms and offering a wealth of character features throughout.

Gated driveway providing parking to the front and tiered cottage garden to the rear enjoying views across the village.

The main reception room has a feature log burning stove and a bespoke fitted spacious Dining Kitchen, both rooms having exposed beams and lintels which enhance the charming appeal of the truly delightful cottage.

For sale with no upward chain and furniture may be available by separate negotiation

Asking Price: £385,000



Ashbourne Office - 01335 342201



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Ground Floor

On arrival at the property you are greeted by the solid oak access door which leads into the **Entrance Hall** fitted with shelving, providing an excellent location for muddy boots and storage. Tiled floor, latch door access to the **Dining Kitchen**, a charming, spacious, reception room having bespoke fitted kitchen wall, drawer and base units with timber work surface over and matching upstands, integrated fridge and freezer, and dishwashing, integrated electric hob and double oven. inset ceramic sink and drainer, tiled floor and ample space for a dining table able to sit at least 6 guests. Exposed beams to ceiling and latch door through to the sitting room, alternatively to the rear hall, with external door leading into the garden.

The **Sitting Room** provides a lovely reception room with cast iron log burning stove set on stone hearth with the charm further enhanced by the exposed beams to ceiling and timber window lintels along with oak flooring.

The **Rear Hall** leads from the Kitchen and has the staircase leading to the first floor and latch access door to the ground floor **Cloakroom/WC** which is fitted with a wash hand basing and low flush WC with a continuation of the tiled floor.



First Floor

The **Landing** is accessed from a staircase leading from the rear hall, with latch access door to both bedrooms and the bathroom. There is an additional internal door on the landing passage to separate Bedroom Two and Bathroom into its own suite while Bedroom One benefits from its own ensuite. There is a window to rear enjoys views across the village.

Bedroom One is a front facing double bedroom with latch door through to **Ensuite Shower Room** having three piece white shower suite including corner shower cubicle, low flush WC and wash hand basin.

Bedroom Two is again front facing and has been used as a family room to accommodate both a double and a single bed, having feature stone fireplace which has been inset with a book shelves.

The **Bathroom** has been delightfully refitted with a white three piece bathroom suite comprising, panelled bath with shower over and shower screen, vanity wash hand basin and low flush WC, heated towel rail, tiled floor and bath surround and part timber panelled walls.



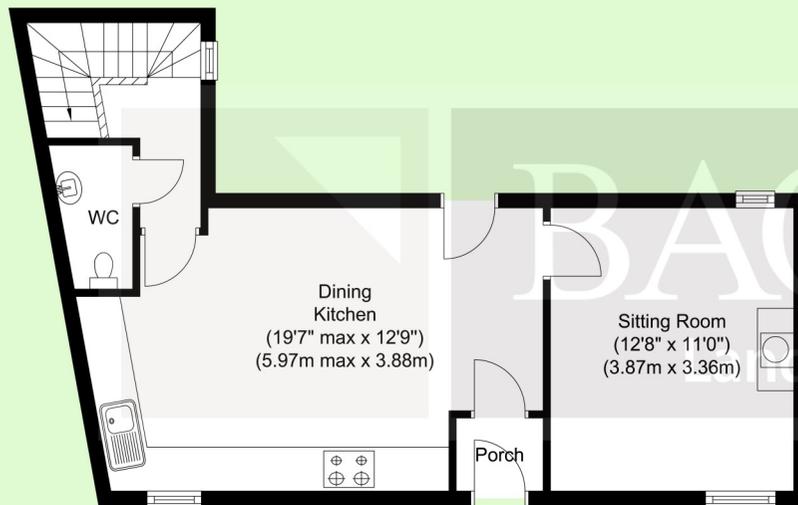
Externally

The property is accessed from Town Street through a gated access leading to the gravelled forecourt at the front providing off road parking with a walled boundary and curved patio seating area with bin store and purpose built wood store.

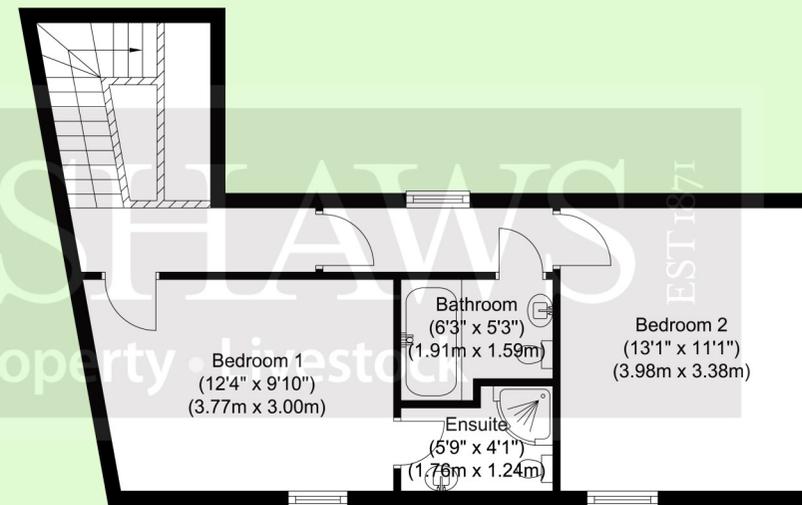
To the rear is a delightful tiered cottage garden, to the immediate rear is a gravelled patio area with covered store and shed/summerhouse with power and lighting. Steps lead up to the gated and enclosed decked seating area with stone wall boundary and with steps leading to a higher level where there is a paved patio seating area enjoying views over the village from both the decked seating and higher level patio. There is screening to the rear of the higher level patio where the oil tank and central heating boiler are sited.



Ground Floor



First Floor



Dragon Barn, Town Street, Brassington, Matlock DE4 4HB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

The property benefits from mains electricity, water and drainage. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Please note that the vendors would be willing to consider selling many of the contents by separate negotiation.

Local Planning Authority:

Derbyshire Dales District Council— 01629 761100

Directions:

What3words:///bend.pedicure.tides

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – D

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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