





Nestled on a generous 0.66-acre south-facing plot and backing onto open countryside with panoramic views of the stunning Derbyshire fields, this charming semi-detached period farmhouse beautifully blends character features with practical living. Offered for sale with no upward chain. The property offers flexible accommodation across three floors, including a spacious lounge with a cast iron log burner, a light-filled conservatory, a traditional farmhouse kitchen diner, two well-proportioned bedrooms, a stylish shower room, and a separate family bathroom. Original beamwork is featured throughout, adding warmth and authenticity.

Further benefits include a detached garage with conversion potential (subject to planning), a second-floor attic room offering scope for an additional bedroom or home office, and a cellar accessed from the lounge. The property is serviced by oil-fired central heating and a septic tank system, making it ideal for those seeking a countryside lifestyle with comfort and space.

Ideal for families, those looking for semi-rural living, or buyers wanting potential for further development in a picturesque setting.



Porch

A welcoming entrance through a stylish composite stable door, complemented by two UPVC double-glazed windows to the side and rear elevations. The porch features tiled flooring throughout and internal lighting. An original panelled door provides access to the main home.

Kitchen/Diner

This delightful farmhouse kitchen enjoys a UPVC double-glazed window to the side elevation and tiled flooring throughout. A range of matching base-level storage cupboards are finished with wood-block effect roll-top work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap. There is plumbing and space for both freestanding and undercounter white goods, along with a freestanding Rangemaster-style cooker complete with five hobs, warming plates, ovens, and grill. The room also offers two central heating radiators, a designated TV area and telephone point. Exposed original beamwork adds character, and a ceiling-mounted meter cupboard houses the electrical consumer unit and electric meter. An internal door leads to the WC.

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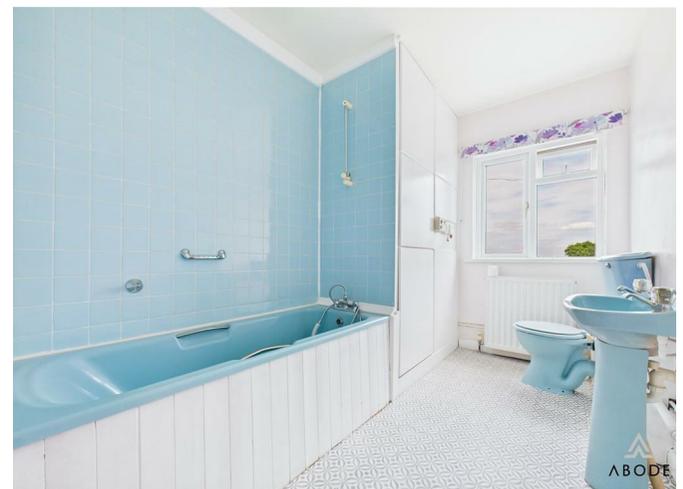
The ground-floor cloakroom features a UPVC double-glazed frosted glass window to the side elevation, a central heating radiator, WC, and a pedestal wash basin with tiled splashback. The oil-fired central heating boiler is also housed here.



Lounge

A characterful and inviting reception room featuring two UPVC double-glazed windows to the side elevation, allowing plenty of natural light. The original ceiling beamwork adds charm and authenticity, while the focal point of the room is the cast iron log-burning fireplace, beautifully framed by a timber Adam-style surround. The room is warmed by a central heating radiator and includes an internal door providing access down to the cellar. A set of double doors opens into the conservatory.







Conservatory

A bright and airy space with UPVC double-glazed windows to both the rear and side elevations, offering uninterrupted views of the garden. A set of UPVC double-glazed double doors leads directly to the rear garden, making this a perfect spot for relaxing or entertaining while enjoying the outdoor surroundings.

Inner Hall

A UPVC double-glazed window to the front elevation brings in natural light. The landing is equipped with a carbon monoxide detector, central heating radiator, smoke alarm, and a staircase rising to the first-floor landing

Landing

The landing area gives access to all rooms via original internal latch panel doors.

Bedroom One

A spacious double bedroom with a UPVC double-glazed window overlooking the rear elevation. The room is full of charm with exposed original ceiling beamwork. An internal door leads to the attic room above.

Second Floor Attic Room

This attic space features a UPVC double-glazed window to the side elevation and retains a range of original beamwork and trusses. The floor is currently concrete, and the room offers great potential for conversion into further bedroom accommodation, subject to the necessary regulations.



Shower Room

A contemporary shower room comprising a double shower enclosure with glass screens and a rainfall showerhead. Walls are finished with complementary tiling, and additional features include a central heating radiator, towel rail, and ceiling spotlighting.

Bedroom Two

This bedroom benefits from a UPVC double-glazed window to the side elevation, a central heating radiator, and charming exposed ceiling beamwork.

Bathroom

A traditional bathroom with a UPVC double-glazed window to the rear elevation. The suite comprises a low-level WC, pedestal wash basin with tiled splashback, and a panelled bath with showerhead attachment. Walls are finished with complementary tiling and the room includes a central heating radiator and an airing cupboard with fitted shelving.

Garage

The detached garage features a double up-and-over door to the front elevation, a UPVC double-glazed window to the side, and a UPVC double-glazed side entry door. Offering excellent space for car storage or workshop use, it also holds strong potential for conversion into a granny annex, subject to the necessary planning approvals. The rear of the garage benefits from a separate external door and features three UPVC double-glazed windows to the rear and side elevations.



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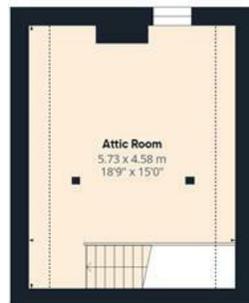




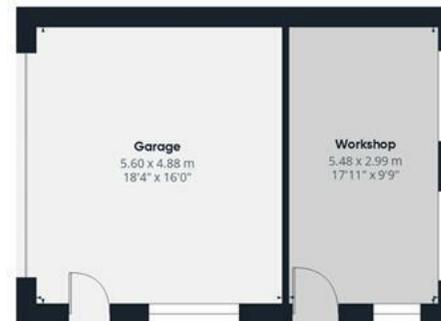
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

184.7 m²

1989 ft²

Reduced headroom

4.5 m²

48 ft²

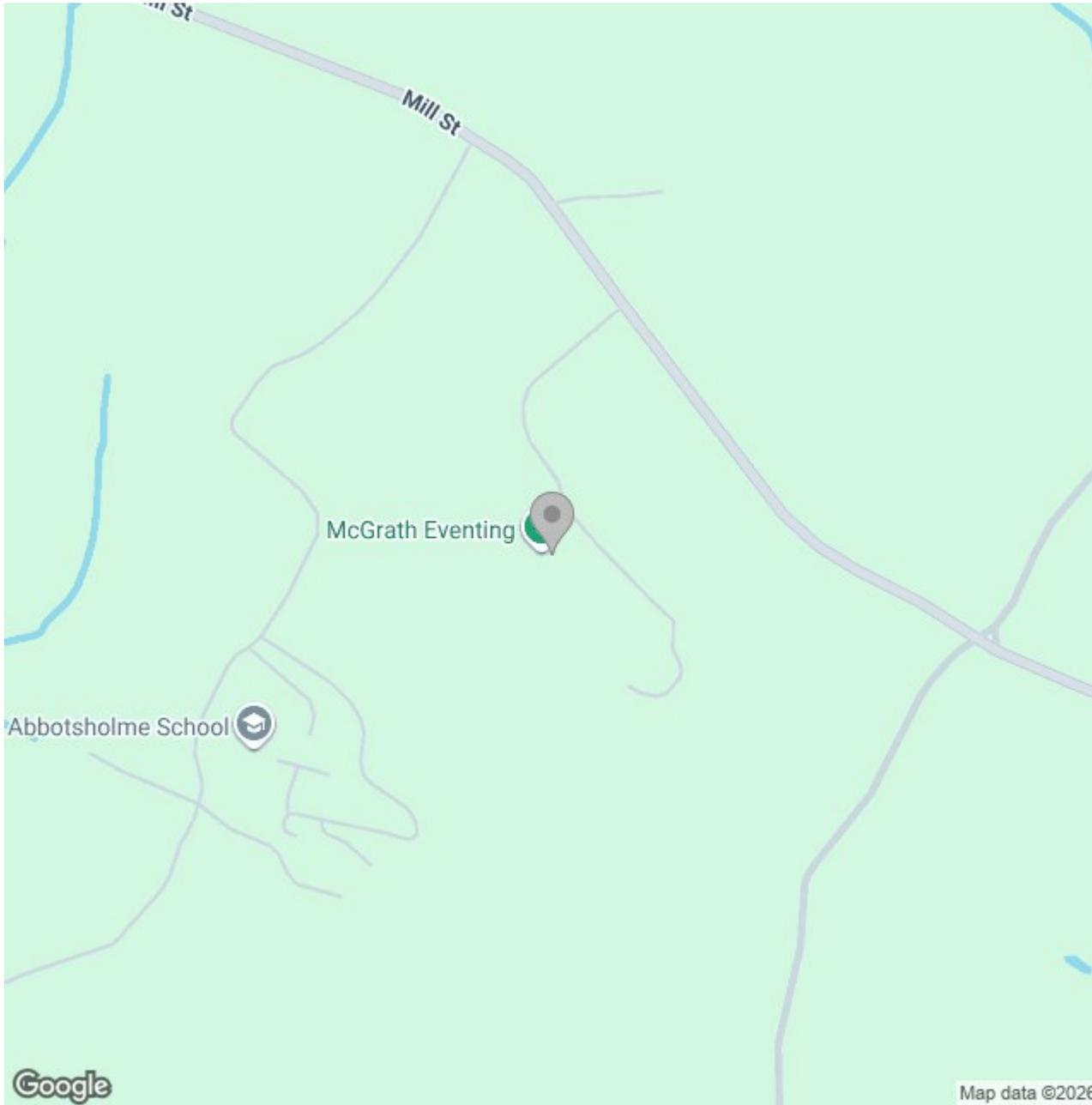
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	