

# Swallows End, Pilhough, Rowsley, Matlock DE4 2NE



- Sitting room with stove
- Breakfast kitchen
- Downstairs shower room & WC
- Master bedroom with window seat

£299,950





## Property Description

Built in 1540, the same year as Chatsworth, a two bedroomed stone built period cottage set in a secluded rural hamlet close to Pilhough with glorious Peak Park views.

- Two bedrooms
- Period cottage with features including exposed beams and trusses
- Stunning views
- Sitting room with original stone fireplace and hearth
- Breakfast kitchen
- Off-street parking for two vehicles
- Charming garden with beautiful views
- Newly refurbished shower room/w.c.
- Master bedroom with original fireplace
- Window seats and mullioned windows
- Some uPVC glazing
- EPC rating G

### Location

The property occupies an elevated and secluded position off Pilhough Lane looking out over the Wye Valley with panoramic views from Longstone Edge to the Chatsworth Estate. The hamlet of Pilhough lies to the south of the village of Rowsley amid beautiful rolling countryside of the Derbyshire Dales and the confluence of the Rivers Wye and Derwent. Rowsley offers a good range of local amenities including the Peak Park shopping outlet, a highly rated village primary school and an excellent restaurant with rooms, the



Peacock. More comprehensive shopping facilities can be found in Bakewell, four miles to the north and Matlock, five miles to the south. The larger towns of Chesterfield, Sheffield and Derby are all easily commutable and a mainline railway station is available at Matlock, serving further afield. The local area provides many recreational opportunities and points of interest include the Chatsworth estate, the Monsal trail and Haddon Hall.

#### Description

A charming 'chocolate box' stone built cottage with uninterrupted views taking in Longstone Edge, the village of Rowsley and the Chatsworth estate. Peacefully located within the hamlet of Pilhough with only two neighbouring properties, Swallows End provides a rare opportunity to purchase a property in a truly tranquil setting.

#### Accommodation

A front door opens into a

**SITTING ROOM** with exposed beams and trusses, stairs rising to the first floor and original stone built fireplace with wood burning stove on a stone flagged hearth. There is a front facing stone mullioned window with beautiful views of the adjoining hillsides. A cupboard houses the consumer unit, and there is an understairs storage cupboard.

**BREAKFAST KITCHEN** features a good range of solid wood wall and base units with display shelving and cabinets. There is an oven and four burner hob with extractor hood over, space for a fridge freezer and a one and a half bowl sink and drainer is set beneath the front facing window having beautiful views. There are tiled splashbacks, contemporary downlighters, exposed beams and trusses, and quarry tiles to the floor.

**SHOWER ROOM/W.C.** a fully tiled shower room featuring a shower cubicle with oversized showerhead, contemporary pedestal wash hand basin and low flush w.c. There are downlighters to the ceiling and an extractor fan.

Stairs rise to the first floor landing with latched doors to all rooms.

**MASTER BEDROOM** a front facing double bedroom with stone mullioned windows affording a beautiful view over the valley from an attractive window seat. There is an original stone built fireplace, fitted wardrobe and Victorian style pedestal wash hand basin with tiled surround. Access point into the loft space.

**BEDROOM TWO** is a generous single room with rear facing window, fitted storage and access into the loft space.

**SEPARATE W.C.** with low flush w.c.

#### Outside

At the front of the property there is a stone flagged patio with seat affording fantastic views over the Wye valley, including the village of Rowsley and Longstone Edge. There is off-street parking for two vehicles and the garden is arranged as a series of three lawned terraces dotted with fruit trees including three excellent fruit producing pears. There is an adjoining store with electricity and plumbing for a washing machine.

#### GENERAL INFORMATION

These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.



## VIEWING

Strictly by appointment through ELR Bakewell office (01629) 700699.

## OFFER PROCEDURE

Should you wish to make an offer, please contact our ELR Bakewell Office on (01629) 700699. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

## FREE VALUATIONS AND MARKETING ADVICE

Thinking of selling? Ring ELR on Sheffield (0114) 276 1277 to arrange an appointment for one of our experienced valuers to advise on your sale.

## RICS HOMEBUYER SURVEYS & OTHER VALUATIONS

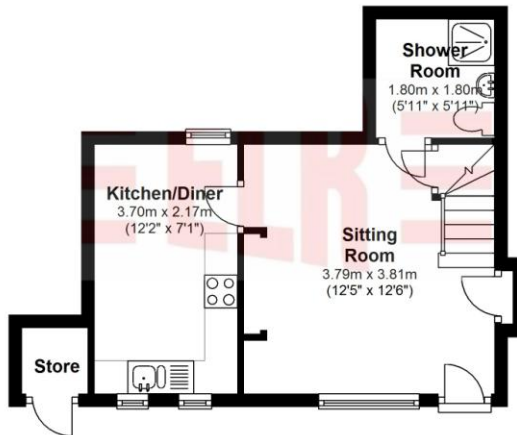
Our RICS Qualified Chartered Surveyors have in-depth experience of reporting on all types of residential property throughout the region. Phone 01302 755805 for further information.

## MORTGAGES AND FINANCIAL MANAGEMENT

ELR have on hand advisors at the Mortgage Advice Bureau to help you find the best mortgage deals for your needs from First time buyers; Remortgage; Buy to let; Moving home – deals which in some cases are not available direct. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. Contact any ELR branch for details.

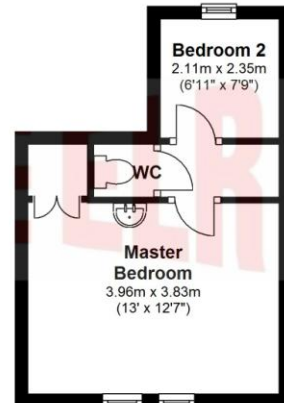
### Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



### First Floor

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.5 sq. feet)

Produced By UK Energy Assessors Ltd. Floorplans are for reference only, whilst every possible effort has been made in relation to the accuracy of the floorplan all measurements are approximate and at maximums into bays and wardrobes etc.  
Plan produced using PlanUp.

### Swallows End

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