



Tinkersley Cottage, Rowsley DE4 2NJ

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Rowsley DE4 2NJ

A magnificent three bedroomed barn conversion with separate one bedroomed annexe, beautifully located in the hamlet of Tinkersley, benefitting from breath-taking uninterrupted south westerly views across the Derwent Valley. Occupying a glorious position this unique family home has quirky accommodation arranged over two floors with planning permission granted to extend. The impressive accommodation is complimented by a stunning landscaped garden featuring decked terrace, balcony and covered patio area.

A solid wood front door opens to an entrance hall with a glazed atrium light, excellent storage space and access to all rooms. An inner hallway leads to an open plan dining kitchen with solid wood flooring and bi-fold doors open onto the garden. The bespoke kitchen features a range of Shaker style units with solid wood worktops including peninsula unit incorporating integral dishwasher. The kitchen also features a sink and drainer and Rangemaster oven with five burner induction hob/ extractor over. There is plenty of space for a family sized dining table and contemporary style stove. Steps with a contemporary style balustrading lead to a sitting room with French windows opening to a balcony enjoying spectacular south westerly views across local countryside.

From the dining kitchen steps lead down to a master bedroom with solid wood flooring, fitted storage and en-suite shower room. French windows off the bedroom lead to a further terrace with panoramic views across the valley.

Accessed off the entrance hall is a family bathroom featuring a white suite comprising of Heritage WC, pedestal wash basin and bath with chrome shower over. An inner hallway with stable door to the garden provides access to the study with solid wood flooring, Velux windows and French windows to the garden. High ceilings and its southerly orientation allow natural light fill the room. Accessed off the study is a double bedroom with front facing window, mezzanine level and fitted storage. Bedroom three is also accessed off the study featuring solid wood flooring and large front facing window with view across the grounds towards Hedgehog Hill.

The Annexe - This self-contained stone built one bedroomed annexe adjoins the property, featuring French windows leading to the bedroom and a separate shower room. The French windows are south west facing overlooking the garden with the magnificent view.

External Office – A garden office previously used as a recording studio is ideal for a home office or study. The office enjoys a south facing aspect with glazed double doors overlooking the valley.

Outside, to the front of the property is off road parking for two to three vehicles including a stone chipped driveway. The gardens are south west facing in orientation with extensive decking and patio areas. A balcony accessed of the sitting room also offers stunning panoramic views across the valley. The remaining cottage garden is laid to lawn with stone flagged patio area including original stone-built troughs. Immediately to the side of the property is a cedar clad external store and stone built shed.



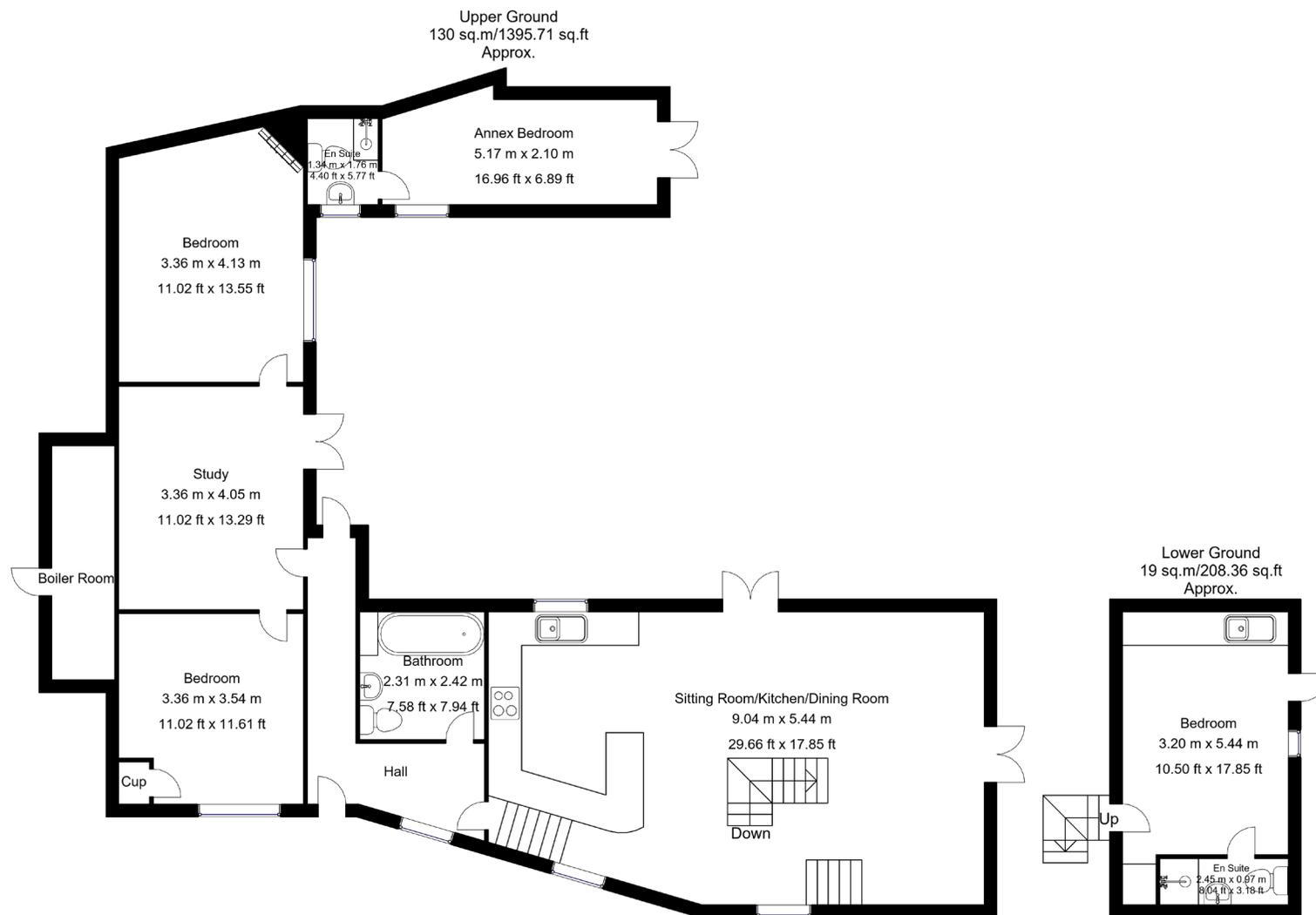
- Three bedroomed barn conversion
- Separate one bedroomed annexe
- Stunning bespoke dining kitchen
- Contemporary styled sitting room
- Off road parking for up to three vehicles
- Garden office and separate cedar clad storage
- Stunning decked terrace
- Balcony
- Magnificent setting
- Planning permission granted



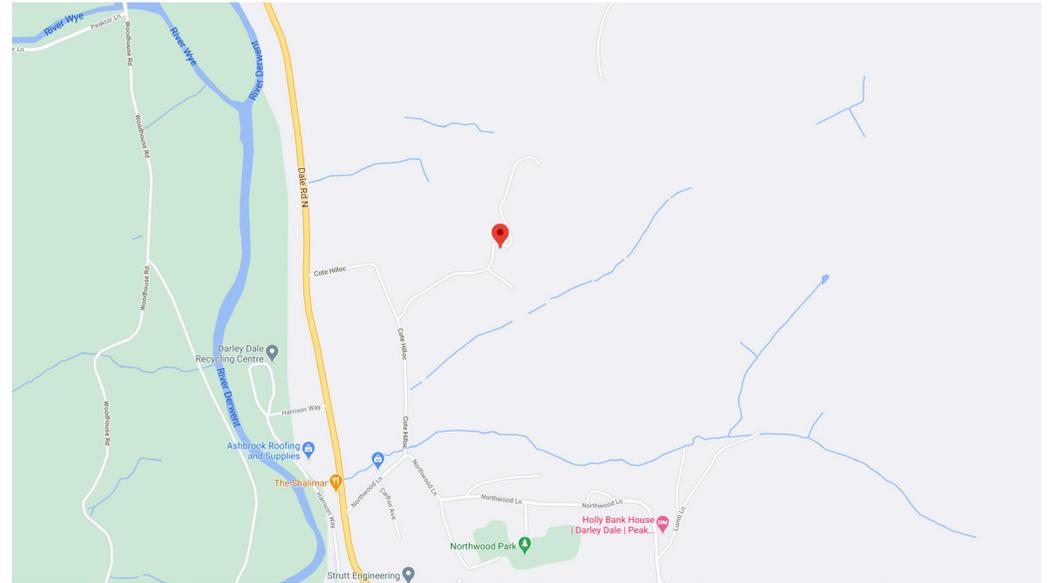








Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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