



Walway Cottage, 210 Linton Heath, Linton, DE12 6PE

Set within a generous garden plot is Walway Cottage, a charming Victorian home benefitting from four superb double bedrooms, versatile family accommodation and a wealth of character throughout. Originally dating back to the 1890s where it was built as a cottage to house mine workers, this individual home has been remodelled from two traditional cottages into a spacious family home showcasing a wealth of exposed beams, thumb latch doors and character fireplaces. The interiors comprise briefly porch, sitting room, dining room, lounge, dining kitchen, utility and cloakroom to the

ground floor, with four superb double bedrooms to the first floor serviced by a master en suite and family bathroom. Outside, the generous plot is laid to a block paved driveway, detached double garage and mature gardens which enjoy an open outlook to the rear. Walway Cottage is serviced by mains has central heating and full double glazing.

The property lies on the outskirts of Linton, a semi-rural Derbyshire village home to amenities including a post office, two pubs, a fish and chip shop, all being well within

walking distance from Walway Cottage. The popular Coton Park Nature Reserve lies on the outskirts of the village and Rosliston Foresty Centre around a 10 minute drive away providing various outdoor activities for all ages. There is a public bus route through the village which provides links to Swadlincote and Burton on Trent where there is a train station and further convenience and leisure amenities including a cinema, shopping centres and more. There are excellent links to commuter routes including A444, A38 and M42 which give swift access to the commercial centres of Derby, Birmingham and Nottingham.

- Individual Character Victorian Home
- Generous Family Accommodation
- Three Reception Rooms
- Modern Dining Kitchen
- Utility & Cloakroom
- Porch & Inner Hall
- Four Superb Double Bedrooms
- En Suite & Bathroom
- Generous & Private Gardens
- Double Garage & Ample Parking
- Well Placed for Amenities & Commuter Routes
- Mains Gas Central Heating
- Full Double Glazing



The front door opens into a useful **Porch**, having storage space and an original door into:

Sitting Room 3.98 x 3.68m (approx. 13'0 x 12'0)
An attractive reception room ideal as a study, snug or playroom, having window to the front, tiled flooring beneath the existing carpet and a fireplace recess with brickwork hearth. Opening into:

Dining Room 3.96 x 3.36m (approx. 12'11 x 11'0)
Another spacious reception room having window to the rear, exposed beams, wooden flooring and fireplace housing the original Victorian stove

A door opens into the **Inner Hall**, having tiled flooring, stairs rising to the first floor and a window to the side. Doors open in turn to:

Lounge 7.19 x 3.97m (approx. 23'6 x 13'0) – max
A spacious and beautifully presented reception room having dual aspect windows to the front and rear, exposed beams and a door to a useful under stairs storage cupboard. A character fireplace houses a wood burning stove set to a tiled hearth

Dining Kitchen 4.92 x 3.69m (approx. 16'1 x 12'1)
Refitted around 2 years ago, the kitchen comprises a range of wall and base units with complementary worktops over housing an inset Belfast sink, recess housing a Rangemaster cooker with gas hob over, integral dishwasher and an integral fridge. There is space for a dining table and chairs and the kitchen has tiled flooring, windows to two sides and double doors out to the gardens

Utility 2.48 x 1.75m (approx. 8'1 x 5'8)
Fitted with base units housing an inset sink and spaces for a fridge freezer and washing machine, with tiled flooring and a window to the side aspect. The wall mounted boiler is housed in here

Cloakroom
With fitted wash basin, WC, a window to the side and tiled flooring





Stairs rise to the **First Floor Landing** where thumb latch doors open into:

Master Bedroom 7.87, 4.85 x 3.76m (approx. 25'9, 12'4 x 15'10)

A spacious principal bedroom having windows to two sides, wooden flooring, a skylight and private use of:

En Suite 2.94 x 1.81m (approx. 9'7 x 5'11)

Comprising pedestal wash basin, WC and recently installed corner shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side

Bedroom Two 4.01 x 3.54m (approx. 13'1 x 11'7)

A generous bedroom having window to the front and a period fireplace

Bedroom Three 3.95 x 3.68m (approx. 12'11 x 12'0)

Another good sized bedroom having window to the front and a period fireplace

Bedroom Four 3.37 x 2.88m (approx. 11'0 x 9'5)

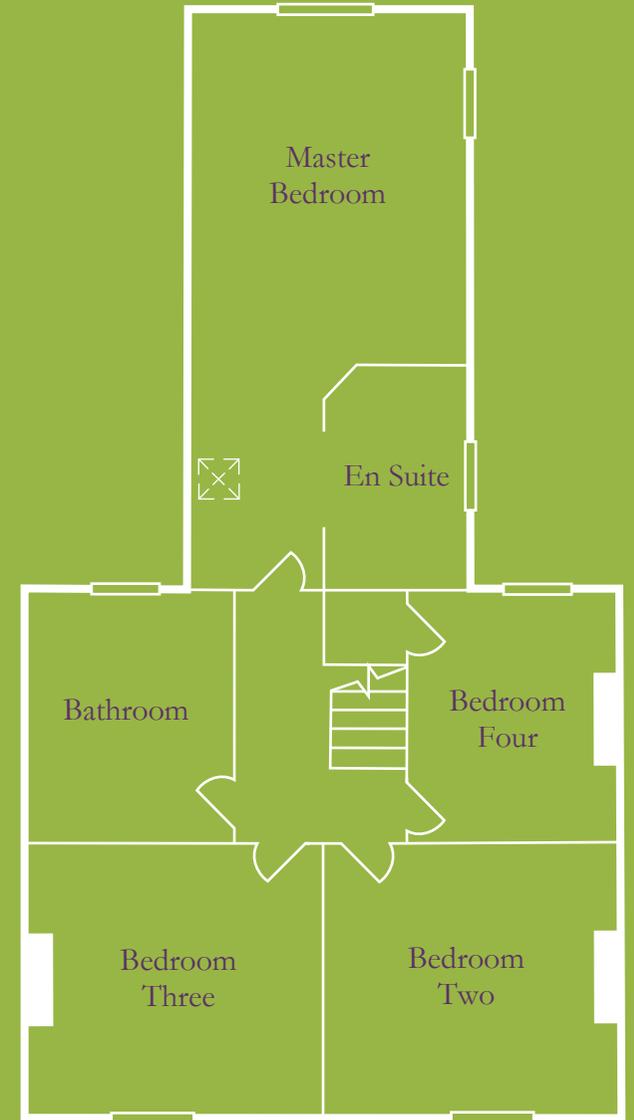
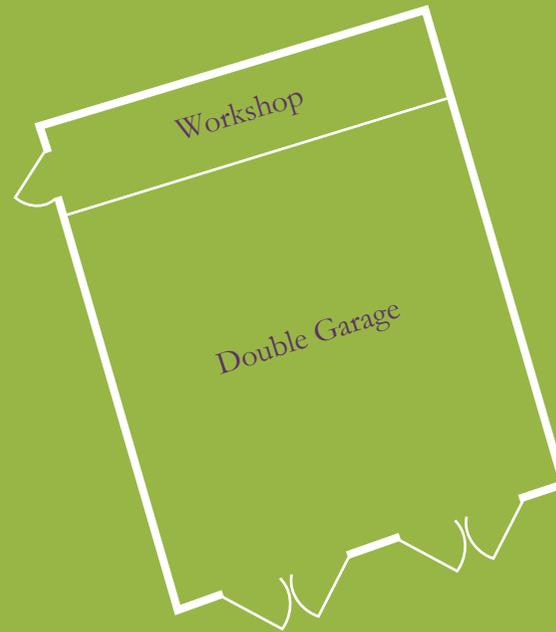
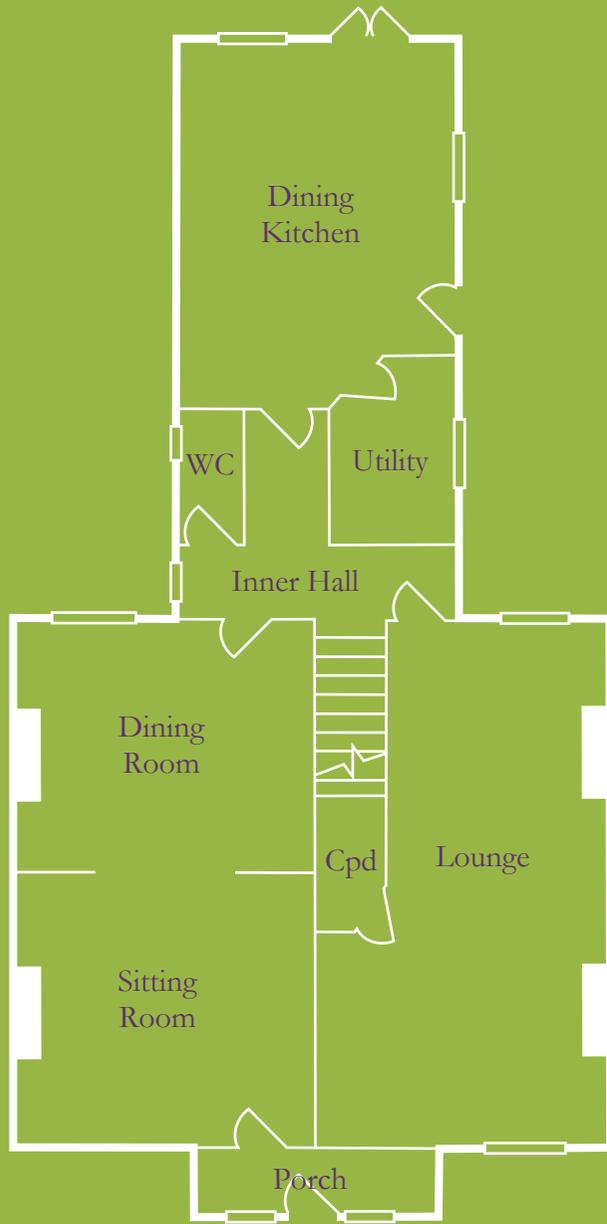
A fourth double bedroom having window to the rear and a useful fitted storage cupboard

Bathroom 3.41 x 2.82m (approx. 11'2 x 9'3)

Comprising a traditional suite having pedestal wash basin, WC and claw foot roll top bathtub, with tiled flooring, panelling to splash backs and an obscured window to the rear. There is also plenty of space for the installation of a shower if required









Outside

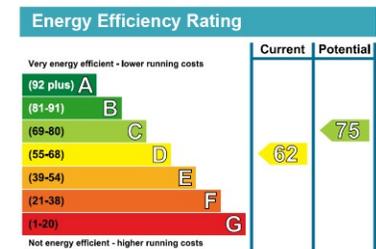
Walway Cottage is set back from the road beyond a hedge boundary and block paved driveway which provides parking for a number of vehicles. There is gated access opening into the rear garden and the drive opens into:

Double Garage 5.59 x 5.42m (approx. 18'3 x 17'9)

With twin manual entrance doors, power, lighting and a courtesy door to the side into the gardens

Gardens

A generous garden extend to the rear aspect being laid to a terrace, deck and lawns edged with mature foliage and trees. To the top of the garden are raised beds providing a small vegetable plot and a garden shed is included in the sale. The garden enjoys a good degree of privacy and an open feel, backing on other gardens and the primary school's playing field. There is exterior lighting and a water point



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.