



## Matley Farm Cottages, Troublewood Lane, Low Bradfield, S6

£1,200 PCM

- TWO DOUBLE BEDROOM COTTAGE
- SOUGHT AFTER RURAL LOCATION
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR TWO VEHICLES
- BOND - £1384
- PRIVATE GATED DEVELOPMENT
- MODERN FIXTURES & FITTINGS
- CHARACTER PROPERTY
- RENT - £1200
- COUNCIL TAX BAND C - £2,119.18



# Matley Farm Cottages, Troublewood Lane, Low Bradfield, S6

Offered to let is this superbly presented two-bedroom terraced cottage home in this stunning location of Bradfield located within the Peak District National Park, yet only 15 minute drive to Broomhill and 20 minutes to the City Centre. With expansive views of the surrounding hillsides and only a short walking distance to Dam Flask Reservoir. Viewing is highly Recommended.

This stone built characterful cottage has been recently renovated to a high spec in a private gated development on the outskirts of Bradfield.

The property briefly comprises of: Modern fitted Kitchen, Downstairs cloak room, Lounge/ Dining Room, Stairs rising to the first floor landing, Two double bedrooms, and bathroom.



2



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1



Council Tax Band: C



## **KITCHEN**

Entered via part glazed door; A modern kitchen with a good combination of wall, base and draw units; Integrated electric oven; Four with induction hob with extractor hood above; Stainless steel sink, drainer and tap; Sleek black worktop and splashback; Space & plumbing for washing machine; Space for single fridge & freezer; Dual aspect windows to the front and rear; Central heating radiators; Wooden floors; Painted walls; Spot lights; Solid doors accessing cloakroom and lounge;

## **DOWNSTAIRS WC**

Downstairs cloak room with; Pedestal WC; Hand wash basin, Vertical heated towel rail; Wooden floors; Painted walls; Ceiling light point;

## **STAIRS & LANDING**

Wooden staircase and banister leading to the first floor; Solid doors accessing both bedrooms, bathroom and storage cupboard;

## **LOUNGE**

Comprising of; Front facing window; Wooden floors; Central heating radiator; Painted walls; Spotlights; Stairs rising to first floor;

## **BEDROOM ONE**

Large double bedroom with magnificent exposed wooden beams to the ceiling; Front facing window; Central heating radiator; Painted walls; Ceiling light point;

## **BEDROOM TWO**

Spacious double bedroom with feature exposed wooden beams to the ceiling; Front facing window with countryside views; Central heating radiator; Painted walls; Ceiling light point;

## **BATHROOM**

Contemporary white bathroom suite; Comprising of P Shaped bath incorporating shower above; Hand wash basin with mirror above, WC, Black tiles to wet areas; Remaining painted walls; Woodend floors; Heated towel rail; Exposed wooden beam; Spotlights; Extractor fan;

## **OUTSIDE AREA**

A tarmac driveway leads to a beautiful enclave of three similarly desirable properties all owned by the same landlord and maintained to a high standard. Outside the front of the property a yorkstone patio area,

off road parking for two vehicles and a and rear communal garden.

The property sits within acres of land owned by the Landlord in a quiet area within short walking distance to Damflask reservoir.









Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

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