





ABODE

A charming stone cottage with a captivating walled garden, nestled in the picturesque village of Parwich.

Dating back to the late 17th century, this delightful limestone cottage is tucked away in the historic, narrow lanes of Parwich – a tranquil village where time seems to stand still. Located just 7 miles north of Ashbourne, Parwich is often hailed as one of the Peak District's best-kept secrets. Featured in the Sunday Times as one of the best places to live in Britain, Parwich is a hidden gem, removed from busy roads yet easily accessible. It's more than a mile from the B5056 road to Ashbourne and Bakewell, and around 2.5 miles from the A515 route to Buxton. The village is surrounded by lush village greens, charming stone cottages, and scenic walking trails.

Though Parwich remains tucked away from the more well-known areas of the Peak District, it's still within easy reach of Ashbourne, Matlock, Leek, Derby, Bakewell, and Sheffield. The village boasts a strong sense of community with a variety of clubs and activities available, including a popular village pub that also serves as the local shop, a British Legion club, history and horticultural societies, as well as a bowls and tennis club. The village primary school is rated "Good" by OFSTED.



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SALES & LETTINGS

Home With Character

This period cottage is brimming with unique charm, with many original features that tell the story of its past. It's believed that part of the building once served as a bakery, and remnants of this history remain visible in the outhouse, where you can spot three apertures that would have housed the baker's ovens, complete with chimney and loft storage above.

From School Lane, approach The Square, where you'll enter the walled front garden through a wooden gate and step into the entrance hall, where the history of the home immediately makes an impression. To the right, the lounge invites you in with its cosy atmosphere, featuring exposed wooden beams and a multi-fuel burner, creating a warm and inviting space for relaxation or reading.

Walled Garden

Continue along the hallway and through the back door to a lovely enclosed walled garden. Directly to your right is the former bakery, now used as an outhouse and which also houses the oil central heating boiler and has a storage loft above. The rear walled garden is south-facing and catches the sun well into the evening in the summer. This serene outdoor space offers a lush lawn, a patio area, and raised flower beds. The garden also retains a variety of fascinating architectural elements, including stone troughs and a cheese press, that evoke its past. It's a tranquil retreat where you can unwind and escape the hustle and bustle of daily life. Further along the garden and adjoined to the end of the house lies a stone built former pony and trap stable with a loft above, which is currently used as a very useful workshop/storage area and was used to house the current owners horse for many years. The stable area offers potential to extend the living space (subject to planning permission).



Ground Floor

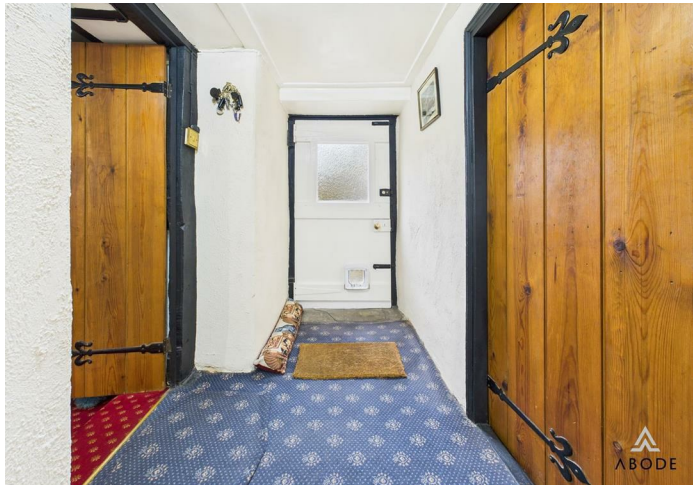
Retrace your steps through the garden and enter the dining room, where you'll find another charming multi-fuel stove and ample space for family dining. From here, proceed to the kitchen, a well-sized area perfect for preparing family meals, with exposed beams adding to its character.

First Floor

Ascend the staircase from the dining room to the first-floor landing, leading to three bedrooms and the family bathroom. The bedrooms are filled with charm, thanks to sloped ceilings, picture windows, Suffolk latched cottage doors, and a feature fireplace – creating a serene space for rest and relaxation.

Testimonial



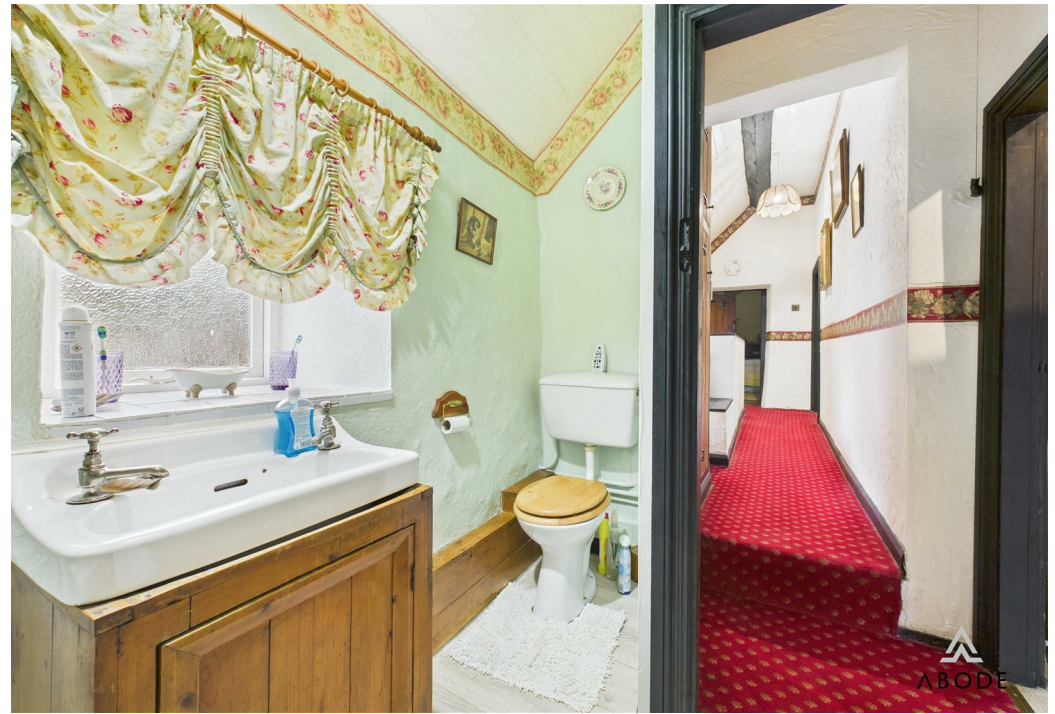




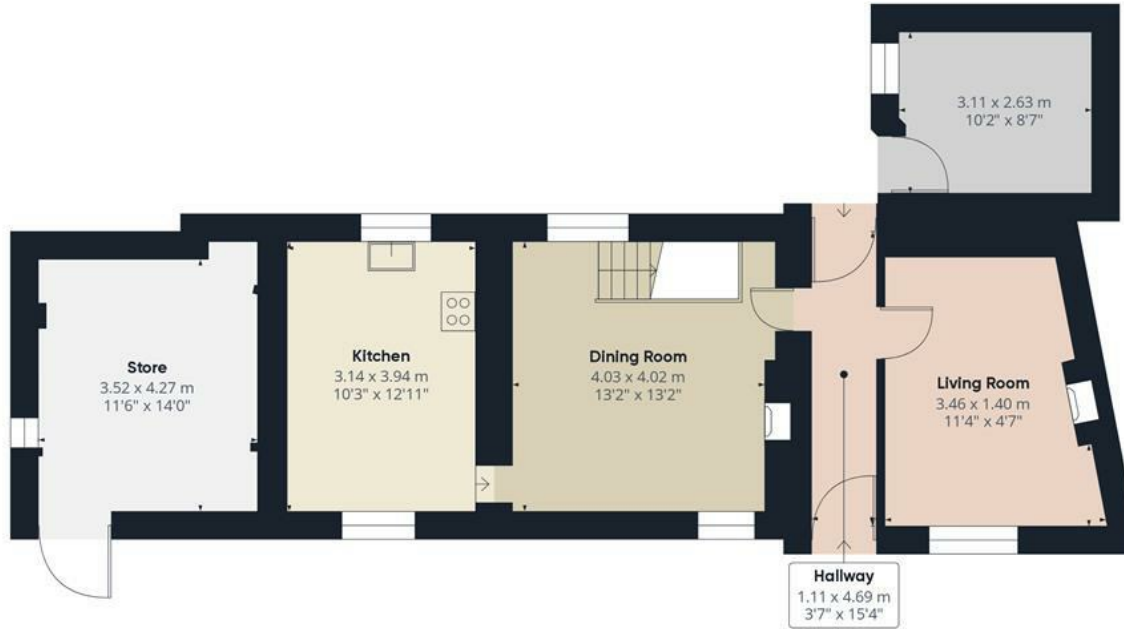
Parwich is a truly charming village to call home. The residents are warm and welcoming, fostering a genuine sense of community. The village offers a wide range of social events and activities, all of which can be explored on the vibrant website, Parwich.org. For anyone looking to settle in Derbyshire, Parwich stands out as the ideal choice. Once people make the move, they often find themselves staying for many years.



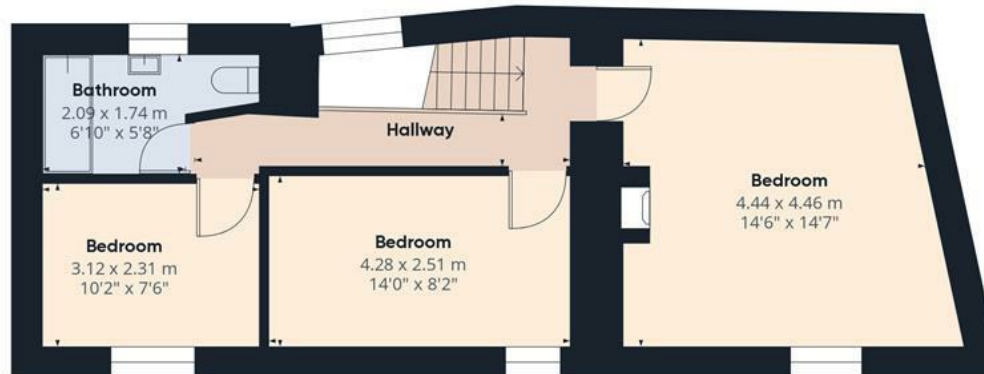








Floor 0



Floor 1

Approximate total area⁽¹⁾

118.91 m²

1279.94 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |