



# Charming stone cottage in a glorious rural setting

**Shaw Lane Cottage, Shaw Lane, Parwich, Derbyshire**

Freehold

**savills**



Delightful village setting with attractive, carefully landscaped and maintained gardens • Good sized principal reception with raised open fireplace and wood burner Fully fitted kitchen, separate snug/games room • Two generous first floor bedrooms and a spacious bathroom with a separate shower • The property enjoys a corner position with an attractive forecourt, useful outbuilding and delightful private gardens with a lovely aspect

#### Location

Parwich is a much sought after village boasting a wealth of period cottages and houses spread across the village green and Old Pond. Nearby are both the High Peak Trail and the Tissington Trail and the wonderful open countryside of the 'White Peak'. The market town of Ashbourne lies just 7 miles to the south and there are many renowned tourist attractions within easy reach of the property including Dovedale approx. 7 miles, Carsington Water approx. 5 miles and Thor's Cave and the countryside around Wetton and Alstonefield some 6/7 miles.

It is very accessible not only to the market town of Ashbourne, but also other regional centres including Sheffield, Derby, Stoke-on-Trent and further to the north to South Manchester. Train times from Lichfield to London approx. 100 mins. This location makes the property ideally suited for owner occupation or for potential or partial investment as a holiday home (subject to any necessary consents).

Parwich itself has a fine sense of community with local facilities and amenities and reference to an article in Derbyshire Life detailing the village thought it probably one of the best places to live in Britain.

#### Description

Shaw Lane Cottage is reputed to be one of the oldest properties within Parwich Village and the Listing document dates it from the 16th Century. It is built of limestone with sandstone dressings beneath a tiled roof and enjoys an attractive corner position with a lovely side paved courtyard area, useful stone outbuilding and delightful slightly raised gardens to the rear which allow a wonderful aspect across the village towards the church.

The house has been carefully maintained by the current owners and offers excellent accommodation including a lovely principal sitting room and fully fitted kitchen off and with a raised open hearth and wood burning stove. There is a very useful rear snug and to the first floor two good bedrooms off the landing and a very generous bathroom with separate shower.







## Accommodation

### Ground Floor:

Rear entrance door to snug/day room with beamed ceiling, deep windowsill and a lovely aspect into the side courtyard. Fitted cupboards.

Sitting room with beamed ceiling, fitted cupboard, a raised open grid stone fireplace surround to a wood burning stove and good sized stone hearth/seating area.

Kitchen with a U-shaped range of fitted cupboards and oak worktops, deep ceramic sink, range cooker.

Staircase rises from the ground floor sitting room to a generous:

First Floor L-shaped landing where there are two good bedrooms both set to the front of the house.

Spacious bathroom with a tiled floor, a walk-in corner shower area, roll-top bath, low suite WC and separate wash hand basin.

## Outside

The house enjoys a corner position with a lovely paved side courtyard area and access to a very useful stone store currently fitted as a laundry/utility.

There is a slightly raised main garden area with generous lawns and mature well-tended borders enjoying a lovely aspect and a good degree of privacy.

## General Information

### Tenure

Freehold

### Services

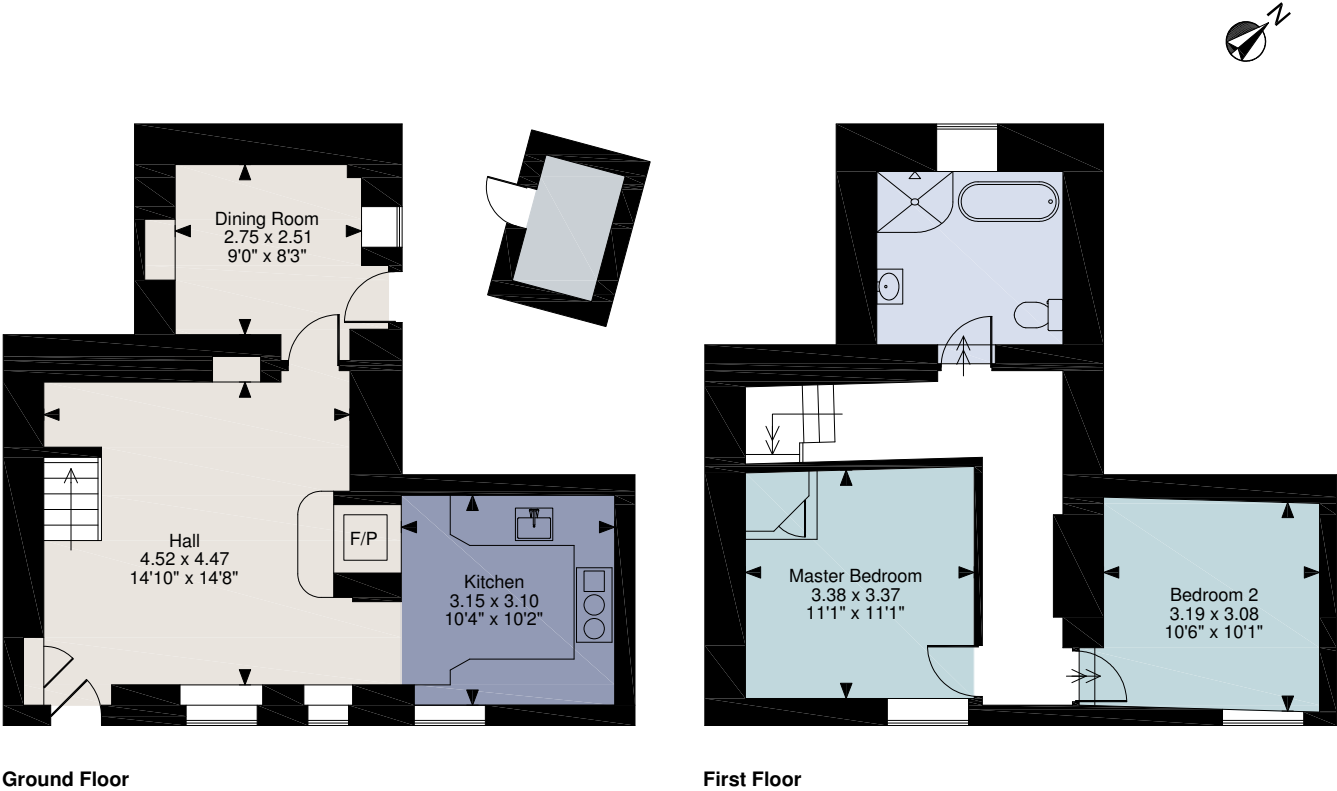
Mains electricity, oil fired central heating, drainage and water are understood to be connected to the property.

### Viewing

Strictly by appointment with Savills.



Shaw Lane Cottage, Parwich  
Main House gross internal area = 907 sq ft / 84 sq m  
Outbuilding gross internal area = 25 sq ft / 2 sq m



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