



£1,300 Monthly

Smithy Cottage Smithy Cottage, Main Road, Higham, DE55

Cottage | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Smithy Cottage is beautiful Derbyshire stone-built cottage home enjoying a wealth of character features throughout, situated in the historic village of Higham which is near to the Peak District National Park, yet offering easy communication links to the M1 motorway and major workplaces.

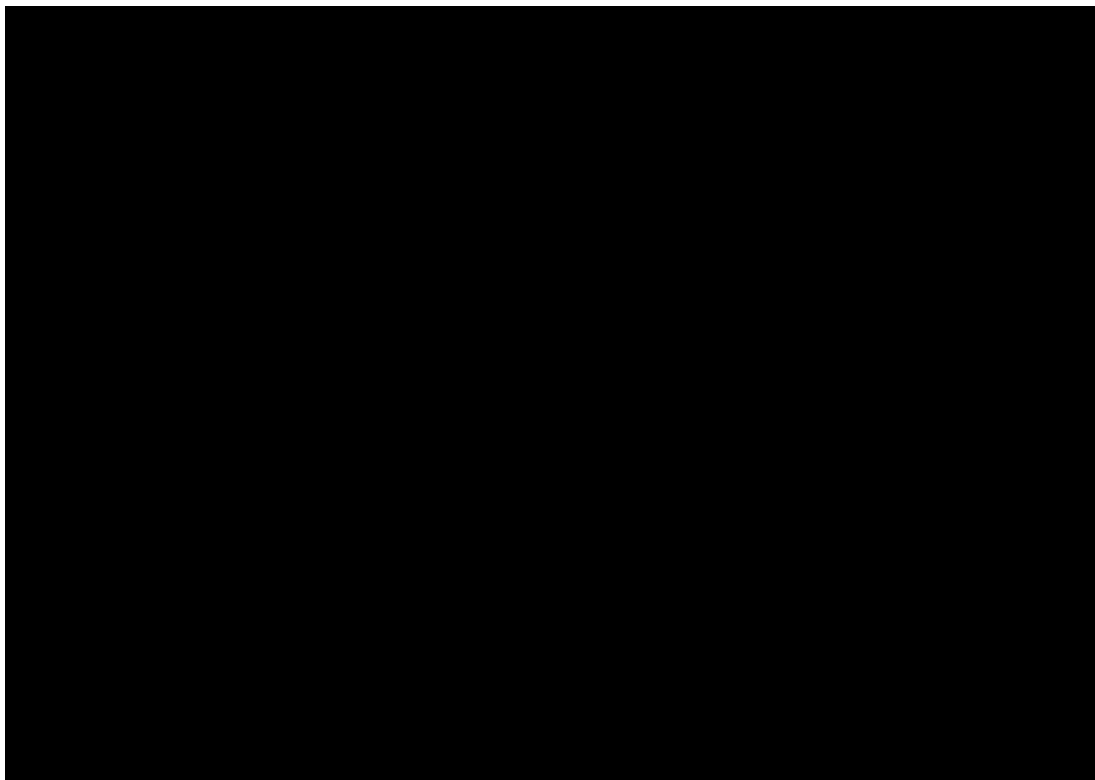
## Main Particulars

Enjoying a larger than average sized plot with mature gardens extending to three sides, this delightful home briefly comprises: a stunning Reception Hallway with vaulted ceiling, ground floor double Bedroom with built-in wardrobes, Utility Room/WC, ground floor Bathroom appointed with a three piece suite and mains shower fitting, fitted Breakfast Kitchen with a range of kitchen cabinets and an integrated gas hob, electric double oven and extractor fan, Conservatory and a delightful Lounge with a feature fireplace, multi fuel stove and French doors opening out to the front garden. To the first floor there is a Galleried Landing overlooking the Reception Hallway and two double Bedrooms with exposed stonework. Outside, the property stands on a substantial plot providing ample vehicular off-road parking space, an enclosed side garden and patio area and a larger grassed area with mature trees and fencing to the perimeter to the other side. This is a lovely home in a great location and only with an internal inspection will you fully appreciate its charming features and overall appeal. NO PETS - NON-SMOKERS - EMPLOYED ONLY (subject to satisfactory references).

The property is offered on an Assured Shorthold Tenancy, on the basis of an initial six month term renewable thereafter for the successful applicant. Holding deposit: Equal to one weeks rent of £300.00 This will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing. Security Deposit: £1500.00 Equal to Five weeks rent of this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS) Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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