



Field Barn

Matlock



**Field Barn
Bent Lane
Matlock
Derbyshire
DE4 3HL**



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Field Barn offers a truly exquisite opportunity to acquire an attractive, two double bedroom detached property set in a fantastic location in the much sought after town of Matlock.

The property boasts spacious and flexible accommodation presented to a high standard and benefits from large gardens, gravelled seating area and adjoining paddock, in all measuring approximately 0.87 acres.

The property is currently used as a successful holiday cottage though also suits owner occupation.

**For Sale:
£495,000**



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



Ground Floor

Initially entered into the inviting Open Plan Living Area, a versatile space currently comprising of Living Area, Dining area and Kitchen, ideal for modern living and benefitting from dual aspect windows over the attractive gardens.

The Kitchen benefits from integrated appliances set into wall and floor units and ample storage making it a practical and versatile space. Flowing into the Dining Area and Living Area presenting an attractive area for flexible living with double doors out to the Garden.

Leading from the Kitchen towards the Ground Floor Bedroom, there is a utility space which houses the boiler and gives access to the gravelled seating area.

A good sized double bedroom with vaulted ceilings into the eaves provides pleasant views over the Garden, an ensuite shower room benefits this bedroom, offering privacy.

First Floor

Arriving on the landing, the First Floor Bedroom, set into the eaves with vaulted ceilings has attractive views, the four piece bathroom suite which has been upgraded to a high standard serves the First Floor.





Externally

Garden

The entrance driveway leads to a private yard area with space for multiple vehicles and access to the dwelling, garden and paddock adjoining. Majority laid to lawn, pleasant gravelled area offers a quiet space for al fresco dining or entertaining and provides a quaint outlook over the lawned garden.

Land

The land is all down to permanent pasture, being suitable for the grazing of small live-stock and/or as a pony paddock. The grassland also provides the 'country lifestyle' for those seeking a plot of land for vegetable patches, smallholding etc. Bounded by dry stone walling and timber fencing.

The land offers flexibility for the purchaser and subject to the necessary consents has potential for a large variety of uses.



General Information

Location:

In an elevated position in the much sought after town of Matlock, Field Barn benefits from a quiet location all the whilst being nearby to the amenities the Matlock has to offer, including but not limited to; GP surgery, Supermarkets, Restaurants and Bars. From Matlock it is possible to commute to nearby commercial districts such as Nottingham, Chesterfield, Sheffield, Derby and slightly further afield are Manchester and London which are easily reachable by rail; facilitated by Matlock Train Station.

Directions:

What3words : Ounce.luck.Rainfall

Services:

Mains services are connected to the property.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion

Fixtures and Fittings:

Only those items referred to in these particulars are included in the sale.

Local Planning Authority:

Derbyshire Dales District Council. Tel: 01629 761100.

EPC: C

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.

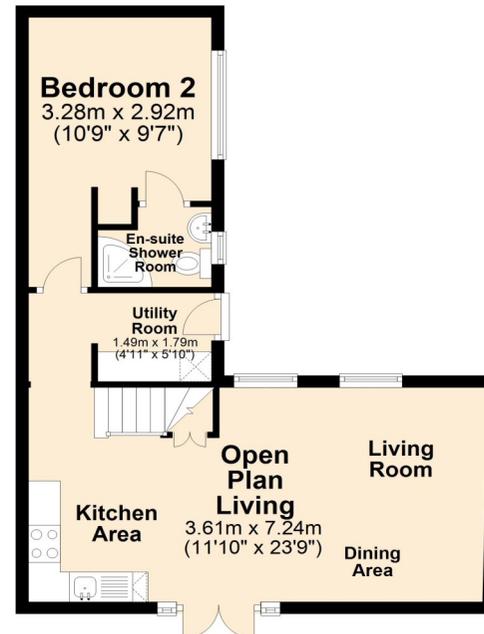
Method of Sale

The property is for sale by Private Treaty.

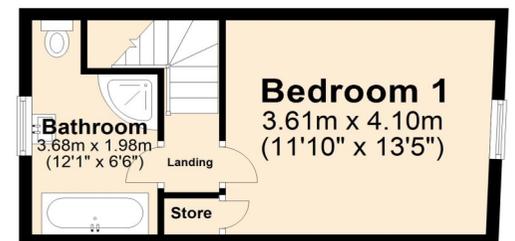
Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

Ground Floor
Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor
Approx. 26.1 sq. metres (281.2 sq. feet)





BENT LANE

Field Barn

PINEWOOD ROAD

76

72

1

11

21

31

14

24

12

9

2

10

12

70

0m 15m 30m 45m

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Promap
LANDMARK INFORMATION



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