



**Rectory Farm Church Road**  
Churchtown, Darley Dale, Matlock, DE4 2GL  
Offers In The Region Of £625,000





## Rectory Farm Church Road

Churchtown, Darley Dale, Matlock,  
DE4 2GJ

A unique and substantial 5 bedroom detached property situated in the heart of the sought after Peak District village of Churchtown. Boasting 3367 sqft of versatile and generously proportioned living accommodation and occupying a plot of approximately 0.35 acres, Rectory Farm offers opportunity to cosmetically improve and the potential to extend (subject to the necessary planning consents). Externally the property features beautifully landscaped gardens and ample off street parking.

The ground floor comprises; Entrance porch, dual aspect sitting room with doors onto the rear garden, dining kitchen, formal dining room, snug, craft room and utility room. Double bedroom, shower room and living room.

The first floor comprises; Gallery landing and play room/ office space, 4 double bedrooms, 2 shower rooms and bathroom.

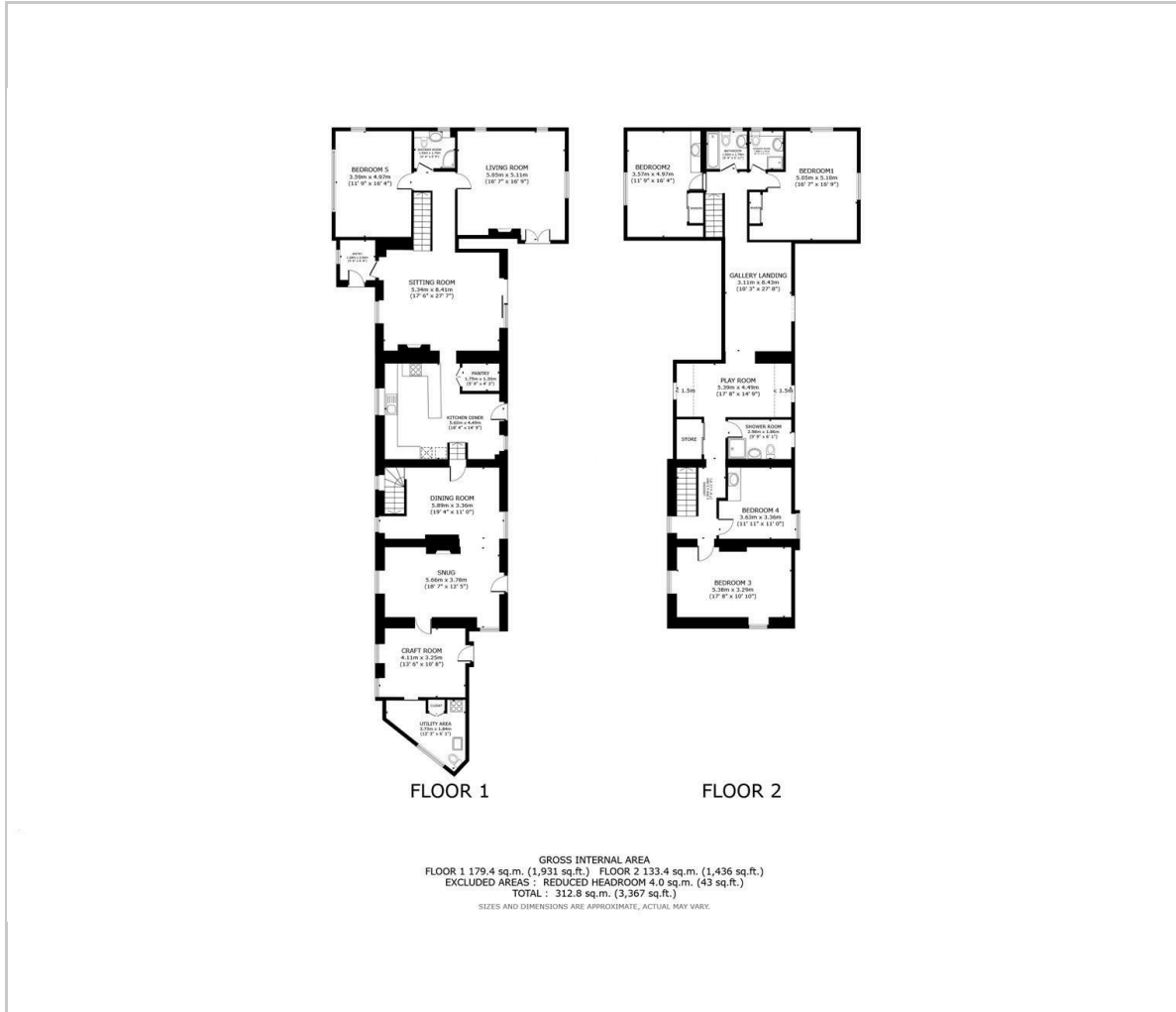








## Floor Plan



## Viewing

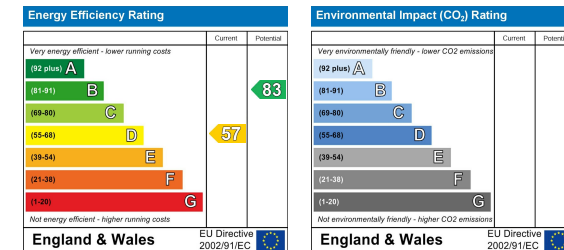
Please contact our Matlock Office on 01629 700246 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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