

**Lot 225**



**The Grange, Holme Road, Matlock Bath,  
Matlock, Derbyshire, DE4 3NU**

**Upon  
instruction of**  **Countrywide**



All enquiries Ref: Emma Hughes

## ■ Freehold detached house with annex

### Location:

The property is located on Holme Road. Shopping amenities can be found locally within Matlock Town Centre. Public transport links are available at Matlock Bath Train Station to the east and Cromford Train Station to the south east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A6 to the east and A5012 to the south. Recreational pursuits can be found at Derwent Gardens to the south and Matlock Parks Country Park to the north.



### Accommodation:

Ground floor: Two reception rooms, kitchen, balcony.

Lower ground floor: Principal bedroom with ensuite, three further bedrooms, study room, two bathroom/wcs

Annex: Mezzanine bedroom, reception room, kitchen, shower room/wc

### EPC Rating: F

### Council Tax Band:

The Grange: C

Annex: C

### To view:

Strictly by arrangement with the auctioneers.