



**Cliff Cottage , Main Street, Elton, Matlock, DE4 2BW**  
**£1,650 pcm**



- Three bed detached property
- Fully refurbished throughout
- Central village location
- Superb views over open countryside

- Dining/kitchen with log burner
- Sitting room with log burner
- Utility room
- Downstairs WC

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# Cliff Cottage , Main Street, Elton, Matlock, DE4 2BW

An immaculate and characterful stone-built property, ideally located at the centre of the popular village of Elton, with a date stone of 1877. This delightfully spacious property has been completely refurbished, with new windows, kitchen, bathrooms, etc. and offers: three bedrooms; master en suite; family bathroom; sitting room with log-burning stove; spacious dining-kitchen, again with log-burning stove; and utility room. The property has a low-maintenance forecourt gravel garden, driveway with off-road parking for a small car, and a rear gravel yard with superb views over the open countryside that surrounds the village.

Entering the property via a half-glazed panelled entrance door with etched glass, which opens to:

**ENTRANCE HALLWAY** Having staircase rising to the upper floor accommodation, and original batten doors with Suffolk thumb latches opening to:

**SITTING ROOM** Having front-aspect double-glazed sliding sash windows and a rear casement window enjoying superb views over the wooded hills and open countryside that surround the village. The room has limestone flooring with individually-controlled underfloor heating, and a feature fire opening with a raised hearth housing a multi-fuel stove.

**DINING KITCHEN** A delightfully light and spacious room with dual-aspect windows, the rear windows taking advantage of the far-reaching views over the surrounding countryside to Robin Hood Stride and Sir William Hill in the distance. The dining area of the room has a fine feature fireplace with stone surround, and a heavy gritstone lintel bearing a date stone of 1794, and a raised hearth housing a multi-fuel stove. The room has limestone flooring with individually-controlled underfloor heating. There is a television aerial point.

The kitchen is fitted with a good range of contemporary units in a shaker-style finish, with cupboards and drawers set beneath a quartz worksurface, which returns to form a peninsular room divide. There are wall-mounted storage cupboards. Set within the worksurface is an under-mounted sink with mixer tap, and a Zanussi four-ring hob, over which is an extractor canopy, and below which is a Zanussi fan-assisted electric oven. Integral appliances include a 12-place-setting dishwasher, integral fridge, and recycling bins.

An oak door leads to:

**UTILITY ROOM** Having a half-glazed rear entrance door opening onto the side of the property, and polished limestone flooring with individually-controlled underfloor heating. There is a worksurface with a storage cupboard and drawer beneath, and an under-mounted sink with mixer tap and space and connection for a washing machine. There are wall-mounted storage cupboards, one of which conceals the Ideal combination gas-fired boiler, which provides hot water and central heating to the property.

A batten door with thumb latch opens to:

**GROUND FLOOR WC** Having dual-flush close-coupled WC, and wash hand basin

with storage cupboard beneath. The room has an extractor fan.

From the hallway, a staircase rises to a half-landing, where steps rise up to:

**BEDROOM ONE** With front-aspect double-glazed sliding sash windows, and a rear casement window overlooking the open countryside towards Robin Hood Stride and beyond. The room has a central heating radiator with thermostatic valve, over-bed reading lights, and a television aerial point. An oak door leads to:

**EN SUITE SHOWER ROOM** With a front-aspect window with obscured glass, and suite with: quadrant shower cubicle with mixer shower; contemporary wash hand basin with pillar tap and storage drawers beneath; and concealed-cistern dual-flush WC. The room is illuminated by downlight spotlights and there is an extractor fan.

From the quarter-landing, steps rise to:

**FIRST FLOOR LANDING** Having a storage cupboard with fitted shelving, and doors opening to:

**BEDROOM TWO** Having front-aspect double-glazed sliding sash windows, central heating radiator with thermostatic valve, and over-bed reading lights.

**FAMILY BATHROOM** Being partially-tiled with a ceramic tile floor and having a rooflight window. Suite comprises: panelled bath with mixer shower over and glass shower screen; contemporary wash basin with storage cupboard beneath; and dual-flush concealed-cistern WC. There is a mirror-fronted bathroom cabinet, shaver point, extractor fan, and ladder-style towel radiator.

From the quarter-landing, steps rise to an oak door leading to:

**BEDROOM THREE** Having a side-aspect double-glazed sliding sash window, with views over the surrounding gardens to the open countryside beyond. There is a further Velux rooflight window, and a central heating radiator with a thermostatic valve.

**OUTSIDE** To the front of the property is a gravelled forecourt garden with a flagged pathway leading to the entrance door. To the side of the property, a gate opens to a gravelled driveway, providing off-road parking for a small vehicle. To the rear of the property is a further gravel area, ideal for sitting out and taking advantage of the fine view. The property has outside lighting on PIR sensors, and outside water and power supplies. There is cabling for an electric vehicle charging point if required.

**SERVICES AND GENERAL INFORMATION** All mains services are connected to the property.

**DISCLAIMER:** All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

