



## Church Street, Matlock, DE4 3BZ

We adore this exquisite, elegant family home, which is brimming with splendid features. Located within a short walk of Matlock town centre, this substantial detached stone cottage is set in beautiful gardens, which have been lovingly created and developed over three decades. It is a peaceful, private residence with direct views up to Riber Castle.

Oak gates open into a driveway with space for 5-6 vehicles and a detached garage with mezzanine. On the ground floor are three large reception rooms (including the magnificent Garden Room - one of our favourite ever rooms), a study, breakfast kitchen, utility room and WC. To the first floor are four double bedrooms (one en-suite) and the family bathroom.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by

- Beautiful detached stone residence
- Private gated entrance and walled gardens
- Views up to Riber Castle
- Close to schools and countryside walks
- Splendid well-tended gardens
- Driveway with parking for 5-6 vehicles
- Detached garage with mezzanine level
- Magnificent Garden Room
- Walking distance to town centre
- Solar panels

**£625,000**



# Church Street, , Matlock, DE4 3BZ

## Front of the home

Enter the grounds through double oak arched gates set within a high stone wall. A separate oak gate provides a pedestrian entrance. The long tarmac drive slopes gently down to the detached garage, with additional parking beside the garage. To the left of the drive, flower beds are packed with a colourful range of plants and trees. The tall dry stone wall at the end forms the eastern boundary. To the right are the wonderful gardens and we'll return to those in more detail later.

Enter the home through the glazed uPVC door, set beneath a pretty verandah with sloping tiled roof. There is an outside light and space for a hanging basket.

## Entrance Hallway

The wide and welcoming entrance hallway gives a sense of the elegance and space to be found throughout this home. The carpeted L-shaped hallway has a high ceiling with three light fittings, pine skirting and plenty of space for furniture and seating. There is room for coat hooks and to remove footwear after a stroll into town or more lengthy countryside walk on one of many walking routes in all directions.

Immediately in front are stairs up to the first floor, whilst matching pine doors with brass handles lead into the reception room and sitting room, with further doors into the study, utility room, WC and kitchen. Around the corner is an under-stairs cupboard and half-glazed uPVC door out to the side of the home. The hallway also features two radiators and an exposed oak beam beside the side door.

## Reception Room

16'4" x 12'5" (5 x 3.8)

In most homes, this would be the grandest and most impressive living room - but the sitting room and garden room provide exceptional alternatives in this particular residence. It is really uplifting thanks to the large bay window and additional deep north-facing window, which flood the room with natural light. The high ceiling with coving has a chandelier light fitting. A coal-effect gas fire is set within a pretty tiled fireplace with a decorative timber mantelpiece. Surrounding this is an eye-catching feature wall on the chimney breast. One wall is wood-panelled and there is a dado rail and skirting boards, in keeping with the age and style of the home.

We love the bay window with three window seats. This carpeted room has wall lights, three radiators and plenty of room for flexible furniture layouts.

## Sitting Room

17'4" x 12'7" (5.3 x 3.85)

Situated in the heart of the home, this classically-styled room has doors to the entrance hallway, Garden Room and Study. A huge window and double French doors bring lots of light in from the Garden Room.

The coal-effect gas fire on the marble hearth has a decorative tiled mantelpiece surround. To the right is a large alcove perfect for positioning a TV cabinet or bookcase. The room is carpeted and has a high ceiling with light fitting, wall lights and a radiator.

## Garden Room

26'2" x 13'11" (8 x 4.25)

Undoubtedly one of our favourite ever rooms, this L-shaped garden room has plenty of space for dining, relaxing and working - as you can see from the photographs, there is ample room for all three activities. The tall angled roof has fitted blinds and the electronic ceiling fan make it a temperate room that you can use all year round.

The room includes a tiled floor with underfloor heating and an exposed stone wall that was the original outer wall of the home. Two sets of double patio doors open out to the garden. There are several wall lights and the wide sills are useful for displaying ornaments and plants, or simply as a handy place to rest a drink.

## Study

7'8" x 5'10" (2.35 x 1.8)

This pleasant room is currently utilised as a combined study and music room. With an exposed stone wall and fitted shelving, it is accessed from the entrance hallway and the sitting room. The study is carpeted and has a ceiling light fitting.

## Kitchen

16'0" x 8'2" (4.9 x 2.5)

This is another room with good natural light thanks to a full-height window at the northern end and a large square west-facing window. The light oak-effect vinyl flooring, light coloured walls and cabinets all contribute to the sense of light and space.

On the left, a long worktop includes an integrated stainless steel sink and drainer with chrome mixer tap. Above is a wall-mounted corner cabinet, spice rack and tiled splashbacks. The kitchen has a wide range of high and low level cabinets including drawers. There is space and plumbing for a dishwasher. The worktop also has an integrated four-ring gas hob with extractor fan and a built-in Bosch oven with space above for a microwave, combi-oven and more cabinets. There is also power for a fridge-freezer.

On the right is space for a dining table. The right-hand wall has lots of fitted shelving and a radiator. The ceiling includes several oak beams and recessed lighting.

## Utility Room

8'2" x 6'6" (2.49m x 1.98m)

This very useful room is located opposite the kitchen. With light oak-effect vinyl flooring, this room houses the boiler and there is plenty of space and plumbing for a washing machine, as well as space and power for a fridge-freezer.

The worktop has an integrated stainless steel sink and drainer with chrome taps.



## WC

This room has more light-oak effect flooring, a ceramic WC with integrated flush and a corner sink with chrome mixer tap. There is also a chrome mixer. radiator, ceiling light fitting and cute deep-set frosted window.

## Stairs to first floor landing

There's something very satisfying about a set of wide, shallow stairs! These carpeted stairs have a polished pine balustrade on the left, up and around onto the galleried landing. Here, there is a high ceiling with two light fittings and two light wells, a radiator and skirting boards. There is space for storage and a charming narrow wooden cupboard beside Bedroom Four. Matching stripped pine doors with brass handles lead into the four bedrooms and family bathroom.

## Bedroom One

12'9" x 8'2" (3.9 x 2.5)

This double bedroom has two large west-facing windows so it's a good place for light sleepers, which becomes a nice bright room as the day progresses. Descend two steps from the landing onto the carpeted floor. There is a radiator, lots of recessed ceiling spotlights and a tall 1.5 fitted wardrobe on the left, with plenty of hanging rail and shelving space.

The room was originally the main bathroom and the ceramic pedestal sink with chrome mixer tap is a legacy of that. Two original oak beams sit above in the high ceiling.

## Bedroom Two (master)

18'4" x 12'7" (5.6 x 3.85)

A huge double bedroom with lots of fitted wardrobes, the room also includes lots of fitted shelving. That still leaves plenty of room for a large bed, seating and dressing table. Two large east-facing windows overlook the beautiful garden and open inwards for easy cleaning. The room is carpeted and has a radiator, two ceiling light fittings and door to the en-suite shower room.

## Bedroom Two en-suite

10'0" x 5'10" (3.05 x 1.8)

This very spacious room has a large shower cubicle with pivoting glass door, housing an Aqualisa electric shower. The ceramic WC has an integrated flush and there is a vanity unit with ceramic sink and chrome taps. The room has vinyl flooring, a Velux window, recessed ceiling spotlights, loft hatch, chrome vertical heated towel rail and ample room for seating and storage.

## Bedroom Three

12'7" x 12'5" (3.85 x 3.8)

A very pleasant dual aspect double bedroom, there are two windows to the north and one to the east. The room is carpeted and has a radiator, a high ceiling with recessed spotlights and plenty of room for a bed, seating and wardrobes.

## Bathroom

9'4" x 6'2" (2.85 x 1.9)

Another spacious room, this bathroom has a jellybean-shaped bath with mains-fed shower above. The shower has a rainforest monsoon shower head and separate hand-held attachment. The bath has a chrome mixer tap in the centre which means you can truly stretch out and relax. This bath and shower have a tiled surround. The ceramic pedestal sink has a chrome mixer tap and the ceramic WC has an integrated flush. There are three deep recessed shelves for handy storage, vinyl oak-effect flooring, a chrome vertical heated towel rail, high ceiling with recessed spotlights and an extractor fan.

## Bedroom Four

18'4" x 8'2" (5.6 x 2.5)

The long double bedroom also has plenty of space for a desk and furniture. It seems quite possible to add an en-suite should you wish, being located adjacent to the bathroom. There is lots of natural light coming in from the wide north-facing window and two Velux windows. Substantial oak ceiling beams add character and there are two light fittings too. The room is carpeted and has a distinctive exposed stone wall and a radiator.

## Garden

Lovingly curated and tended for 34 years, the new owner of this home will benefit from the expertise of the current owners and the well-stocked flower beds. From the Garden Room, step out onto the spacious dining patio, which has room for a 6-8 seater dining table. The garden stretches out in front and around to the left. Both areas have manicured lawns and planted borders, which are brimming with a range of colourful carefully-selected plants, bushes and trees. These include a Japanese maple tree, tea roses, geraniums and cornflowers.

There are sunny and shaded areas so that you can chase or shelter from the sun as you wish.

Some raised flower beds are perfect if you want to manage a small allotment and herb garden. There is a rockery with water feature and the boundary is mostly a traditional dry stone wall. For most of the time we were in the garden, all we could hear was birdsong. With a veterinary practice next door, there is virtually no noise or direct neighbours - it is particularly quiet and private on evenings and weekends as a result. There is space around the side of the home to discreetly store bins.

This garden has truly been a labour of love for 34 years.

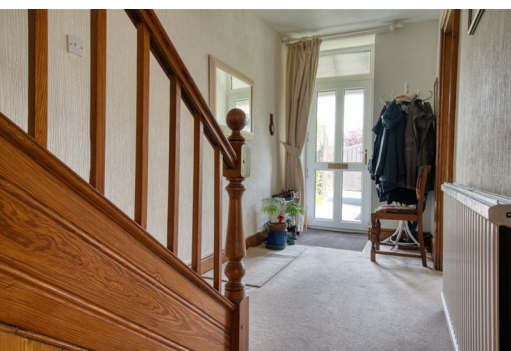
## Detached Garage

22'5" x 19'4" and mezzanine 22'5" x 19'4" (6.85 x 5.9 and mezzanine 6.85 x 5.9)

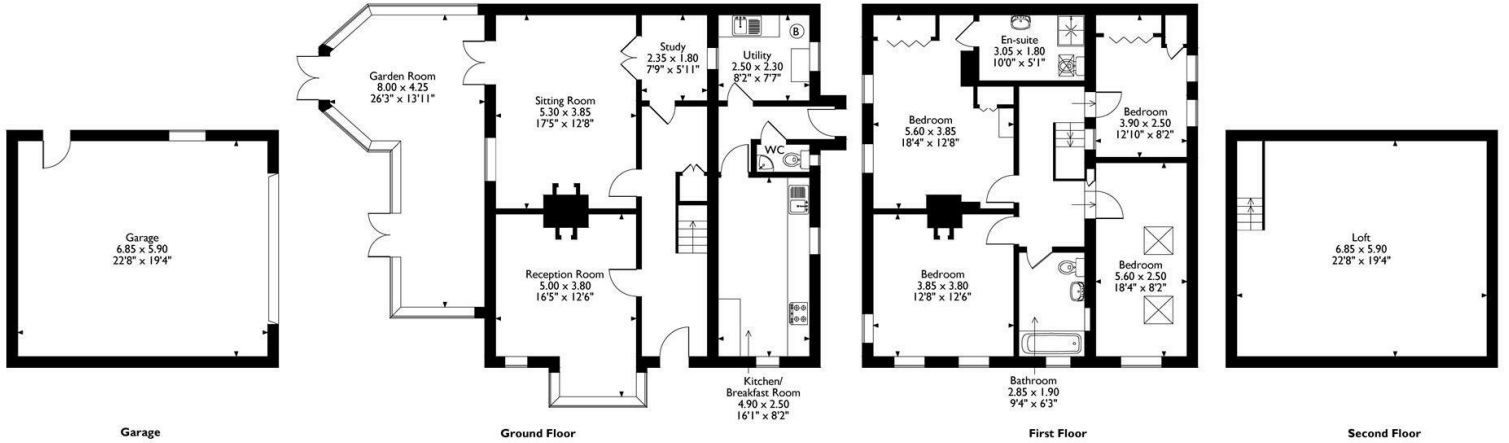
The detached double garage has an electronic door and separate entrance door on the side. The garage has plenty of lighting and power, a window and stairs up to the extensive mezzanine floor. On the roof are solar panels which help to reduce utility bills for the home and periodically provide positive returns.

EPC Rating: D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8814-7323-2060-3691-2926>



111 Church Street  
Approximate Gross Internal Area  
271 Sq M / 2917 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	55	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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