



Smedley Street, Matlock, DE4 3JD

This delightful cottage is overflowing with attractive features. We love the elegant decor, large garden, amazing views, versatile rooms set across four storeys, the fact there's loads of storage and the tremendous value for money it all adds up to.

Entering the home at ground level, there is a roomy breakfast kitchen and sitting room on the ground floor. Downstairs is the spacious home office. Up on the first floor are two bedrooms and the family bathroom, with a large double bedroom on the top floor offering commanding panoramic views over Matlock and the surrounding countryside.

To the front is a courtyard garden with three very useful outhouse buildings. At the rear is a long garden with lawn, raised dining patio and vegetable garden.

The home is within a 2-3 minute walk of the bustling, friendly neighbourhood of Smedley Street where delicatessens, micropubs and independent food outlets are creating a real buzz. It's then only a short walk down the hill to the town centre, where there are lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus. There are a number of popular schools for children from primary to secondary within close proximity too.

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.

- Spacious cottage set across four storeys
- In trendy Smedley Street neighbourhood
- Fantastic panoramic views
- Plenty of on-street parking
- Stylish decor throughout
- Lots of storage including 3 outhouses
- Council Tax band B
- Close to schools
- Large rear garden
- New uPVC double-glazed windows

£240,000

Smedley Street, , Matlock, DE4 3JD

Front of the home

From Smedley Street - where there is lots of on-street parking - enter the courtyard garden, which has a dry stone wall boundary. There is room for a dining patio set here and the three stone outhouses offer spacious, dry storage for bicycles, gardening equipment and much more besides. The garden has an outside tap. Enter the home through the composite front door with glazed panel into the breakfast kitchen.

Breakfast Kitchen

11'7" x 10'11" (3.55 x 3.35)

With light oak-effect flooring and a high ceiling with recessed spotlights, this is a bright and uplifting entrance into the home. The kitchen has a range of modern cabinets and lots of worktop space. On the right are cabinets including a full-height cupboard and space for a fridge-freezer. To the left, the L-shaped worktop has an integrated stainless steel sink and drainer with chrome mixer tap set beneath the window looking out to the front courtyard garden. Beneath the worktop is space and plumbing for a washing machine and dishwasher, whilst the Glow Worm boiler is mounted on the wall above.

The centrepiece is the stunning substantial stone fireplace - this houses a large Leisure Cookmaster range with 7-ring gas hob, ovens and grill. This range cooker may be available to stay by separate negotiation.

The room also has a radiator and space for a breakfast dining set or drop-leaf dining table and chairs. Matching beveled doors lead through to the sitting room and down to the roomy home office.

Sitting Room

12'8" x 10'10" (3.87 x 3.32)

We adored this bright and airy room, which is flooded with natural light from the tall window and fully-glazed back door - both of which look out over the rear garden and to the panoramic views sweeping round from Riber Castle in the south and over to the hilly countryside opposite. The room is carpeted and has a radiator and ceiling light fitting. Currently, the fireplace houses an electric fire but the chimney can be easily reinstated to accommodate a log burner and flue. The alcove on the right has fitted shelving and, like most rooms in this home, traditional high skirting boards.

Home Office

13'11" x 10'11" (4.25 x 3.35)

Located on the lower ground floor, this room has plenty of space for a desk and lots of storage. Originally conceived as a cinema room, you can easily imagine nestling down here and relaxing to watch a movie or two. There is a cute high-level window, radiator and ceiling light fitting. This versatile room could also be a teenage den, music room (it also serves that purpose at the moment, with the jamming barely audible even on the floor above) or many other uses.

Stairs to first floor landing

The carpeted stairs have a handrail on the right and lead up to the galleried landing. There is a chandelier light fitting overhead and matching beveled doors lead into Bedrooms 1 and 2 and the family bathroom. The stairs then continue up to Bedroom 3.

Bedroom One

11'7" x 10'11" (3.55 x 3.35)

This beautifully-decorated room has a feature wall and wonderful views outside, with the open aspect flooding the room with natural light. From the window, you can enjoy the view from Oker to the north-west all the way down and around to the steep, verdant hillside below Riber Castle. The room has a waffle carpet, radiator, ceiling light fitting and useful large built-in cupboard in the corner.

Bedroom Two

9'2" x 6'4" (2.8 x 1.95)

Currently used as a nursery, this room can accommodate a single bed or could be a cosier alternative to the home office mentioned earlier - especially if you do fancy your own cinema room! This room has lovely views across to the wooded countryside up the hill opposite. It is carpeted and has a radiator and ceiling light fitting.



Bathroom

8'11" x 8'8" (2.72 x 2.65)

The previous owners expanded this room and it really benefits from that, with additional storage and a more open feel. The bath has a chrome mixer tap, mains-fed shower above and pivoting glass shower screen. There is a ceramic pedestal sink with chrome mixer tap and ceramic WC with integrated flush. There are floor-to-ceiling tiles around the bath.

The frosted double glazed window is deep-set, showing the impressive thickness of the walls of this lovely cottage. There is a ladder-style heated towel rail, extractor fan, recessed ceiling spotlights and oak-effect vinyl flooring.

Bedroom Three

13'4" x 11'5" (4.08 x 3.5)

Carpeted stairs with a handrail on the right lead up from the first floor to this very spacious 'room at the top'. It has a high ceiling with recessed spotlights and the best views in the house! There is a radiator, ceiling light fitting and lots of room for a double bed, dressing table, wardrobe and other furniture.

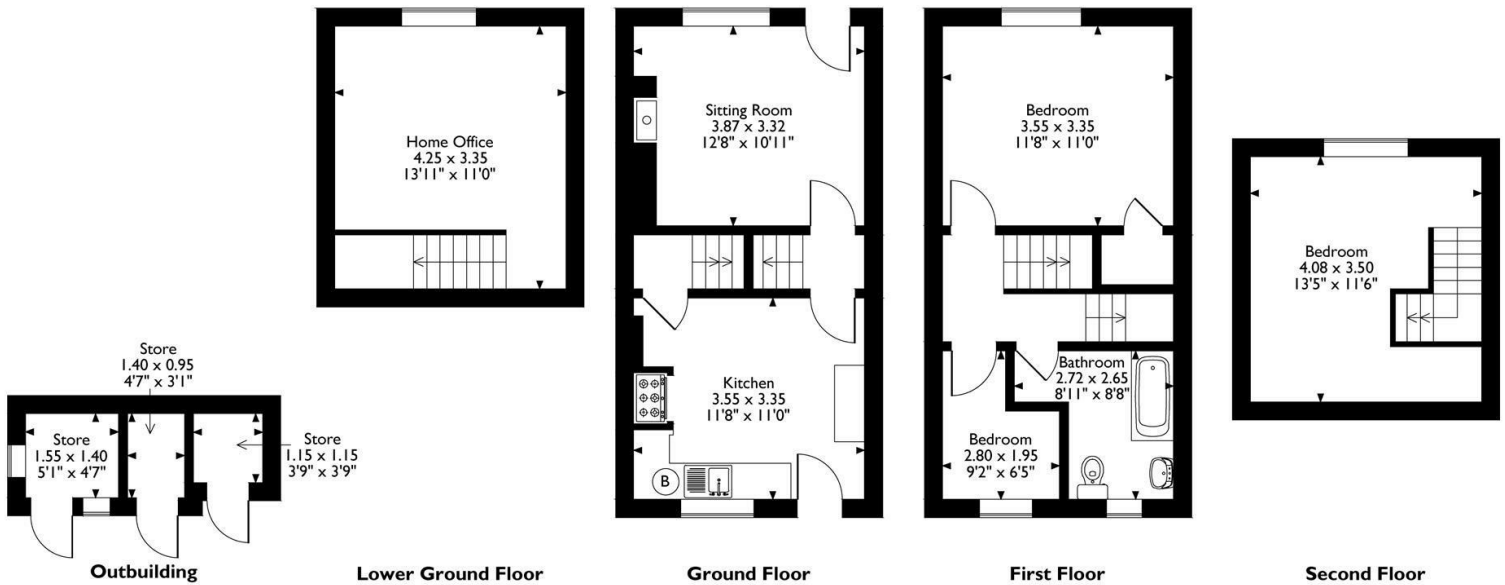
Rear Garden

This wonderful lengthy garden is perfect for families and is demarcated into several zones. Accessed from the side alley or from the sitting room, there is an elevated dining patio area from which to survey your garden and drink in the wider views. Stone steps lead down to the long rectangular lawn. Further along are several vegetable patches. A new timber fence forms the right hand boundary, with a dry stone wall at the far end. This is a very friendly neighbourhood and the boundary has always been left open to the neighbour on the left. It is perfectly fine to erect a fence or natural hedge boundary should you wish - especially if you want to contain a dog or small children! The alleyway to the side of the home provides useful access for bringing in/taking out any garden items and also provides access to the outside tap in the front garden.

This is a lovely, quiet and large garden for friends and family to gather safely and enjoy the wonderful views.



221 Smedley Street
 Approximate Gross Internal Area
 98 Sq M / 1055 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. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 47 | |
| | EU Directive 2002/91/EC | | |

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

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