



Stancliffe View, Darley Dale Matlock, DE4 2FT

This attractive stone-built double fronted house has a beautiful dining room, sun-trap garden, vacant possession and no upward chain. Formerly a quarry manager's house, the home is substantially larger than the neighbouring houses and occupies a spacious corner plot with wraparound garden.

On the first floor is a spacious living room, beautiful dining room, kitchen, utility and WC. To the first floor are three bedrooms and the family bathroom. The wraparound garden includes raised flower beds at the front, a neat lawned garden curving around the side and a south-facing sun trap courtyard garden at the rear.

Darley Dale is a popular and friendly village with several shops, pubs, the Whitworth park and centre, as well as two primary schools. Located between Bakewell and Matlock, walking, cycling and driving routes around the majestic Peak District are possible in all directions and the popular market towns of Buxton and Chesterfield are close by too. Chatsworth House and the Chatsworth Estate are within 5 miles too. It is a tremendous location in all respects.

- Vacant possession
- Former quarry manager's house
- Sun-trap courtyard garden
- New roof in 2012
- No upward chain
- Substantially larger than neighbouring properties
- Attractive stone-built house
- Council Tax band B
- Wraparound garden
- Packed with character features

£230,000

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Front of the home

This historic stone built house had a new tiled roof in 2012. A low stone wall with privet hedge above forms the front boundary of the property, whilst the front garden has a modern raised flower bed beside the path to the front door. To the right, a gate leads through to the side and rear gardens. Enter the home through a part-glazed uPVC door with brass handle, letterbox and knocker.

Entrance Hallway

With engineered light oak flooring, the hallway has an insulating waterproof membrane sheet underneath. There is a ceiling light fitting, radiator, skirting boards and stairs in front up to the first floor. Matching doors lead left into the living room and right into the dining room.

Living Room

12'9" x 11'9" (3.89 x 3.6)

The focal point of this spacious yet cosy room is the open fire with lined chimney, which has a brick surround and sits upon a tiled hearth. Tall sash triple-glazed windows let lots of natural light in and the sense of space is enhanced by the high ceiling. The room is carpeted with the waterproof membrane underneath and has a radiator, ceiling light fitting dimmer wall lights and decorative ceiling coving. There are also a TV point and satellite point.

Dining Room

12'9" x 10'11" (3.89 x 3.35)

We adore this elegant formal dining room. The engineered oak flooring and waterproof membrane flows through from the entrance hallway. The beautiful ornate fireplace houses a coal-effect gas fire, set upon a marble hearth with marble resin mantelpiece. The chimney is currently capped off and can be easily reinstated should you wish to install a log burner.

The chandelier ceiling light fitting, ceiling rose and coving all match perfectly with the elegance of this room and the main chandelier light fitting is dimmable. There are wide alcoves each side of the fireplace - to the left is a range of fitted shelving and a meter cupboard.

The room also includes tall sash triple-glazed windows, a dado rail, radiator and a half-glazed uPVC door out to the rear garden. An open entrance leads through to the kitchen.

Kitchen

10'2" x 9'6" (3.11 x 2.9)

The well-designed kitchen has a tall south-facing window with views out to the rear garden and beyond. The L-shaped worktop has plenty of space for food preparation and small appliances. The large Beaumatic oven with electric hob has a brushed chrome extractor fan above. Beneath the aforementioned south-facing window sits an integral stainless steel sink and drainer with chrome mixer tap. On this right side of the kitchen are a range of high and low level cabinets including an illuminated tall glass-fronted display cabinet. The kitchen also has a foot-level heater, ceramic tiled floor and ceiling light fitting.

Over to the left is a roomy under-stairs pantry cupboard, a full-height integrated fridge-freezer and more worktop space. There are even more high and low level cabinets here including a glass display cabinet.

A part-glazed pine door leads through to the utility, storage area and WC.

Utility Room

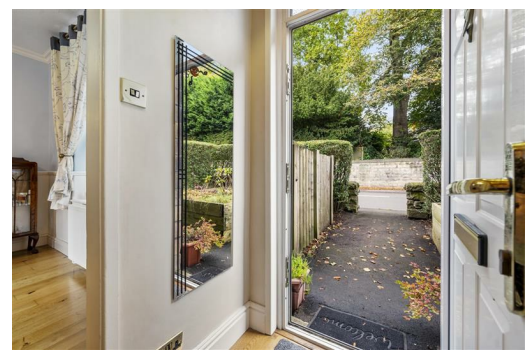
7'3" x 4'7" (2.21m x 1.40m)

A beveled timber door with iron latch leads into this room from the rear entrance lobby. With a water supply for a washing machine, this useful room has a tiled floor and radiator. It could be converted to a ground floor shower room too. Above is a large open space with pull-down ladder, providing plenty of storage space. The roof above this has a good level of insulation.

WC

4'7" x 2'7" (1.42 x 0.8)

Also accessed via a beveled timber door from the rear entrance lobby, this room has a ceramic tiled floor, ceramic WC, ceiling light fitting and wall-mounted corner ceramic sink with chrome mixer tap.



Stairs to first floor landing

The carpeted stairs have a handrail on the left. On the right, the stairlift can either be included with the sale, or removed.

The landing heads left and right and has a ceiling light fitting, radiator and double-glazed uPVC window. Matching doors lead into the three bedrooms and family bathroom.

Bedroom One

13'4" x 12'10" (4.08 x 3.92)

This huge double bedroom has lots of fitted wardrobes, bedside cabinets and overhead storage. There are reading lights on each side of the bed set within the fitted wardrobe. With a comforting thick grey carpet, this room also has triple-glazed uPVC sliding sash windows, satellite and TV points, decorative ceiling coving, a ceiling light fitting and radiator.

Bathroom

8'0" x 5'1" (2.45 x 1.55)

The jellybean-shaped bath has a curved pivoting glass screen, chrome mixer tap and mains-fed shower over. On the right, the wide vanity unit has a rectangular sink with chrome mixer tap and, further along, a capsule WC with integrated flush. The room also includes a frosted double-glazed window, ceramic tiled floor, ceiling light fitting, chrome vertical heated towel rail, extractor fan and floor-to-ceiling wall tiles.

Bedroom Two

9'10" x 7'0" (3 x 2.15)

This carpeted single bedroom is located at the rear of the home and has great far-reaching views over rooftops to the hilly countryside beyond. Fitted wardrobes run the full width of the room, which has a radiator, ceiling light fitting, double-glazed uPVC window and small loft hatch. The combi-boiler is also located in this bedroom.

Bedroom Three

13'9" x 13'4" (4.2 x 4.08)

Another huge bedroom located at the front, this has a high ceiling and loft hatch with pull-down ladder up into the boarded loft space. The room has triple-glazed uPVC sliding sash windows, carpet, radiator and ceiling light fitting.

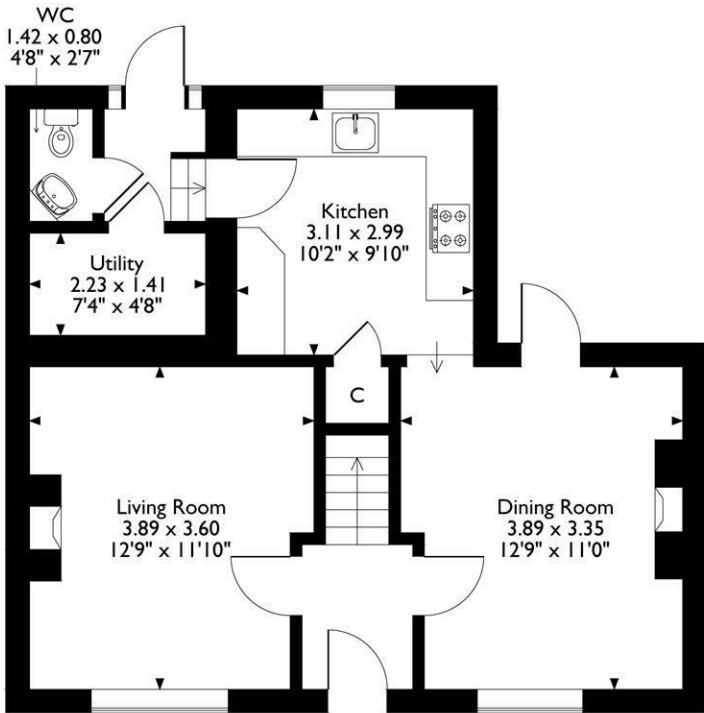
Wraparound Garden

Accessed through a gate from the front garden and also from doors in the dining room and rear entrance lobby, this is a versatile garden with dining space, play areas and plenty of outdoor storage. From the front, the small artificial turf area on the right used to have a trampoline upon it. The neat lawn on the right and path beside the house both run round to the side and rear of the home. There is plenty of space on the right for sheds and storage, alongside some neatly tended flower beds.

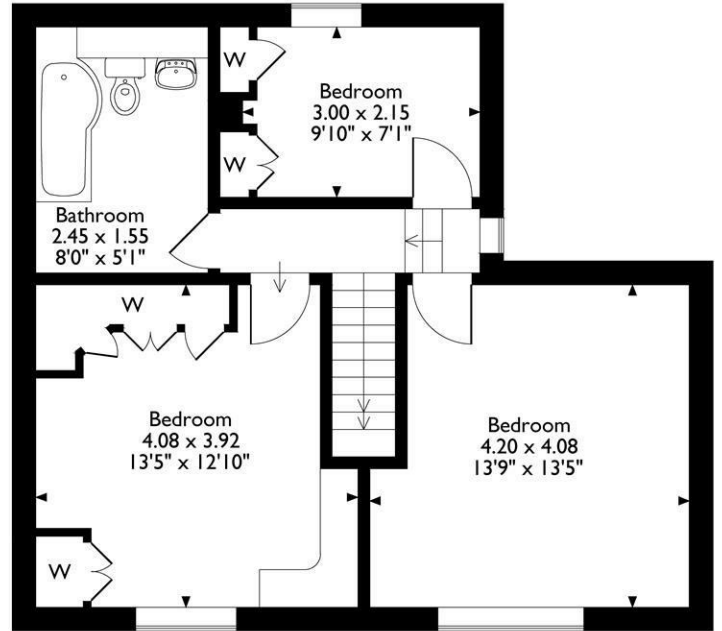
The rear garden is a real sun trap, with south-facing views over terraced rooftops to the hilly countryside beyond Darley Dale. The paved dining patio has space for outdoor dining tables, seating and a barbecue. There is an outside light and arched timber gate out onto a public path. This garden has a dry stone wall boundary outside power points and doors into the dining room and rear lobby.



13 Stancliffe View
Approximate Gross Internal Area
104 Sq M / 1119 Sq Ft



Ground Floor



First Floor

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	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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