



Wellfield, Rutland Street Matlock, DE4 3GN

With state-of-the-art cabrio balcony windows, this stylish home has breathtaking panoramic views over Matlock to the surrounding countryside. Located on a quiet street with a shared parking space, this three-storey Victorian home is beautifully-presented and truly has the Wow Factor with those easy-open balconies in the top-floor bedroom.

Entering at ground floor level, the wide entrance hallway has a large vestibule which is perfect for storing footwear and coats. Matching white panelled fire doors lead into the sitting room and lounge-diner. At lower ground floor level is a spacious breakfast kitchen, large pantry and a utility room. To the first floor are two double bedrooms, a single bedroom (currently set up as a home office) and the family bathroom. The spectacular top floor fourth bedroom has the cabrio balcony windows with some of the best views in Matlock.

The rear garden is accessed from the lounge and across a specially-constructed bridge from the bathroom and is easy-to-maintain, with a bespoke seating area.

The thriving locale of Smedley Street nearby has a range of independent micropubs, eateries, hairdressers and delicatessen. Matlock town centre with its parks and riverside walks is at the bottom of the hill. Head uphill and there are countryside walks in all directions beyond the extensive Cavendish Playing Fields. The delights of the Peak District, Chatsworth House, Bakewell and Chesterfield are all within easy reach.

- Velux Cabrio balcony windows with spectacular panoramic views
- Immaculate condition throughout
- Close to schools and countryside walks
- Reclaimed slate roof laid in 2016
- Loft conversion 2022 to create fourth bedroom and en-suite
- Tranquil location - cul-de-sac with shared parking
- Walking distance to town
- Elegant Victorian-era stone-built cottage
- Breakfast kitchen with pantry and utility
- Council Tax Band C and EPC rating C

£325,000

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Front of the home

Walking along the quiet lane of Wellfield towards Oldham Villas, the only sound we could hear was birdsong - we love that you have this tranquil setting so close to Matlock town centre and the thriving hubbub of Smedley Street around the corner.

This grand double-fronted stone cottage has a cobbled frontage, where the current owners share a parking space with the next-door neighbour. Four stone steps with an iron handrail on the left lead up to the front door, which has a decorative stone arch overhead. The exterior has been carefully maintained and has uPVC windows set within a stone surround, with stone lintels. The home has a tiled roof and the cobbled path on the right leads uphill to Wellington Street behind. Enter the home through the composite front door.

Entrance Hallway

This wonderful entrance to the home is indicative of the quality you will find throughout the home. The wide and welcoming hallway is carpeted and has a chandelier light fitting. The useful large vestibule on the right has plenty of space to store coats, shoes and boots. Two tall south-facing windows bring natural light flooding into this space. There is a radiator with sturdy wooden shelf on the left, high skirting boards and - on the right - carpeted stairs lead up to the upper floors. Matching panelled white fire doors (installed when the loft was converted to create Bedroom Four) lead into the sitting room and lounge.

Sitting Room

12'5" x 11'11" (3.78m x 3.63m)

We adore this elegant, classically-styled room. Two large south-facing windows and high ceilings combine to create a bright and airy room, complemented by the stylish decor. The chandelier light fitting is set within a ceiling rose and the room has high skirting boards, a high-level picture rail and decorative coving.

The focal point is the brick fireplace with stone hearth and lintel, which houses a gas log burner-style fire and flue. The room is carpeted and has a radiator, wall lights, alcoves and plenty of room for seating and furniture.

Lounge-Diner

17'0" x 13'5" (5.2 x 4.1)

The focal point in this spacious, quirky-shaped room is once again the substantial fireplace. With a brick surround and stone lintel, the large wood burner - an Eco 2022 standard model meeting clean air requirements - sits upon a tiled hearth. In this room there is plenty of space for seating and a large dining table. It is another beautifully-presented room, with distinctive lighting, a dado rail, fitted cupboards and a handmade fitted bookcase. The room is carpeted and has a radiator. Double patio doors lead out to the rear garden - immediately outside are a shed and the conveniently-located log store. A stripped pine door leads to stairs down to the lower ground floor, where the breakfast kitchen, utility room and pantry are located.

Breakfast Kitchen

18'10" x 11'3" (5.75 x 3.45)

Descend stairs from the lounge and turn right, where the kitchen opens out before you. With a contemporary vinyl floor and beamed ceiling, the oak kitchen has been updated in recent years. On the right is a radiator, space for a fridge-freezer and breakfast bar with space for 4-5 stools. The wide L-shaped oak worktop has a number of low-level cabinets and drawers with space for a dishwasher and butcher's block. There is also one wall-mounted cabinet above.

The integrated ceramic Belfast sink with heritage chrome mixer tap has a window above, where the wide sill demonstrates the sheer width of the walls. The Excellence-branded stove has electric ovens, six-ring gas hob and brushed chrome extractor fan above. A stripped pine door opens to the roomy pantry which has lots of shelving, vinyl floor, wall light and space for a chest freezer.

Utility Room

6'0" x 4'3" (1.85 x 1.3)

A great use of space, the utility room has plumbing for a washing machine and space also for a tumble dryer beneath the L-shaped worktop. There is another window with wide sill, high cabinet, vinyl floor and wall light. This room also houses the Ideal combi-boiler which was installed in 2020.

Stairs to first floor landing

From the entrance hallway, carpeted stairs with a wooden balustrade on the left lead up to the spacious L-shaped landing. At the carpeted landing is a tall window, chandelier ceiling light fitting and stairs leading further up to the top floor. Matching panelled white doors lead into bedrooms 1-3 and the family bathroom.



Bathroom

10'4" x 8'0" (3.15 x 2.45)

A beautiful sanctuary with period sanitaryware, this room also has access out to the rear garden thanks to a specially-constructed bridge!

On the right is a rectangular bath with heritage-style chrome mixer tap and mains-fed shower above. The bath has a pivoting glass shower screen fitted and has floor-to-ceiling tiled walls. We love the Charlotte-branded Staffordshire ceramic WC with ornate cistern. Opposite is a matching grand ceramic pedestal sink with chrome taps. There is plenty of room for bathroom furniture or seating. The room also includes two ceiling light fittings, extractor fan, vinyl floor and the wooden stable door with glazed top half leading out to the aforementioned bridge to the rear garden.

Bedroom One

13'7" x 7'10" (4.15 x 2.4)

This spacious double bedroom is actually the smallest of the three double bedrooms by some distance! The original iron fireplace is now decorative and the large, tall double-glazed window has views out to the rear garden. The room is carpeted and has a radiator and high ceiling with light fitting.

Bedroom Two

12'5" x 11'5" (3.8 x 3.5)

On it's own merit, this former largest bedroom is a spacious double with breathtaking panoramic views over rooftops to the magnificent hilly countryside. However, as you will soon see, even these beautiful vistas will soon be outdone when you move up to Bedroom Four, above!

This bedroom has plenty of space for a double bed, wardrobes and a desk or dressing table. The room is carpeted and has the original iron fireplace, a radiator and ceiling light fitting.

Bedroom Three

10'11" x (max) 6'0" (3.33 x (max) 1.85)

Previously a double bedroom, this room has been reconfigured to create a staircase from the landing up to Bedroom Four. This single bedroom is currently used as a combined home office and music room. It has more wonderful views to the south and west and the room is carpeted, with a heritage radiator and ceiling light fitting.

Bedroom Four

16'8" x 9'10" (5.1 x 3)

Very possibly our most favourite room that we've ever listed, we were completely blown away by the state-of-the-art Velux cabrio balcony windows and the views. These open in just two seconds and reveal the majestic views over Matlock rooftops to the splendid countryside beyond. With one firm push, the huge Velux windows become balconies, from which you can sit within or lean upon to bask in the stunning vistas. We were blessed to have sunny blue skies and couldn't tear ourselves away!

This loft conversion took place in 2022 and the cabrio window balconies were fitted then. A large double bedroom, this also has a huge walk-in wardrobe and lots of eaves storage - meaning that there is plenty of space for a king size bed and seating. The room is carpeted and has a radiator, ceiling light fitting and door to the en-suite bathroom.

Bedroom Four en-suite bathroom

6'0" x 5'10" (1.85 x 1.8)

We are impressed by the feat of engineering to ensure the jacuzzi bath was installed into this space! This bathroom has a chrome mixer tap and tiled surround. There is a capsule WC and modern rectangular sink with chrome mixer above. There is also a vertical heated towel rail, extractor fan, recessed spotlight and contemporary vinyl floor.

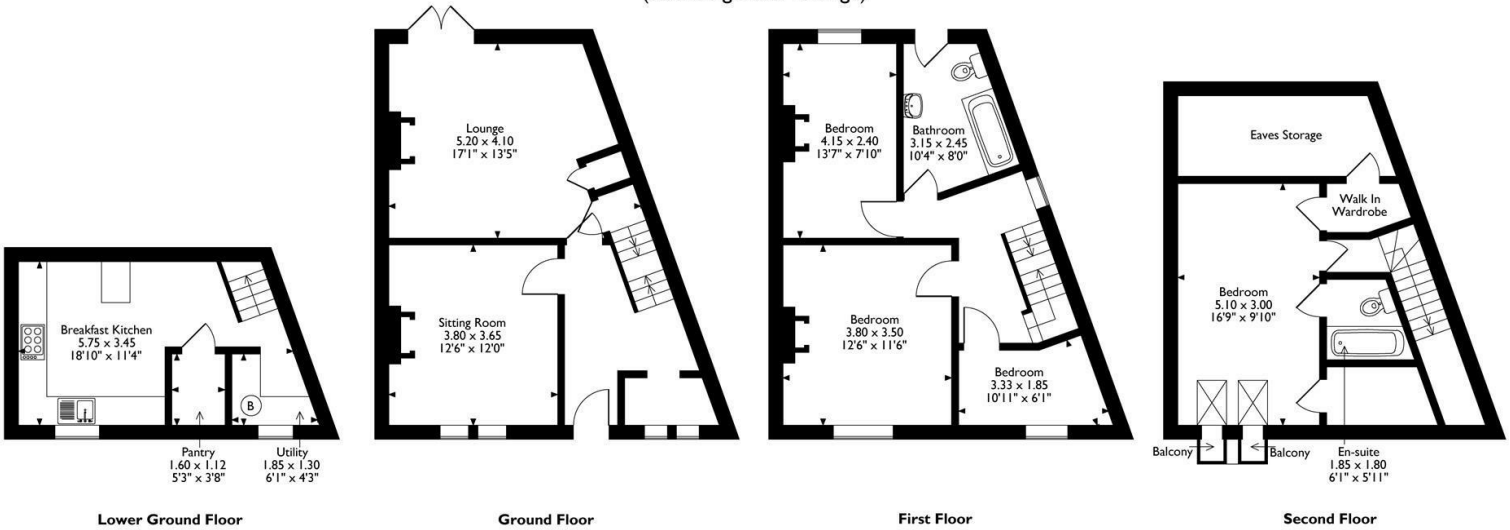
Rear Garden

Accessed from the lounge and via the bridge across from the bathroom is this easy-maintenance courtyard garden. It is sheltered and has two separate split-level paved patio areas, so is perfect for outdoor dining and drinks, particularly with the L-shaped fence around the built-in seating area in the centre of the garden. The upper patio is also a real sun-trap.

Traditional stone walls form the boundary on three sides and there are timber fences above on each long side, adding extra privacy. The garden also has an outside tap.



4 Oldham Villas
Approximate Gross Internal Area
138 Sq M / 1485 Sq Ft
(Excluding Eaves Storage)



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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