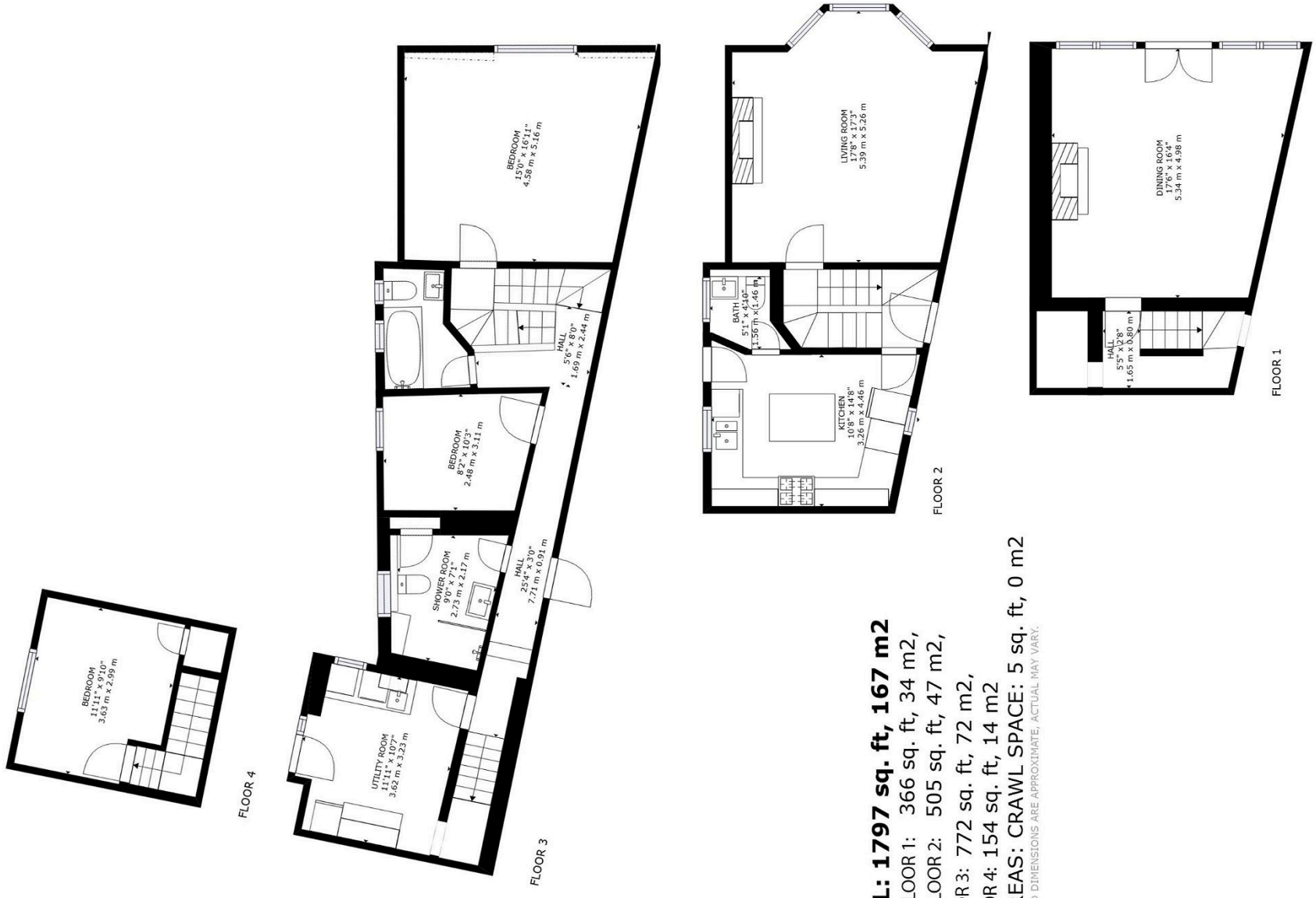




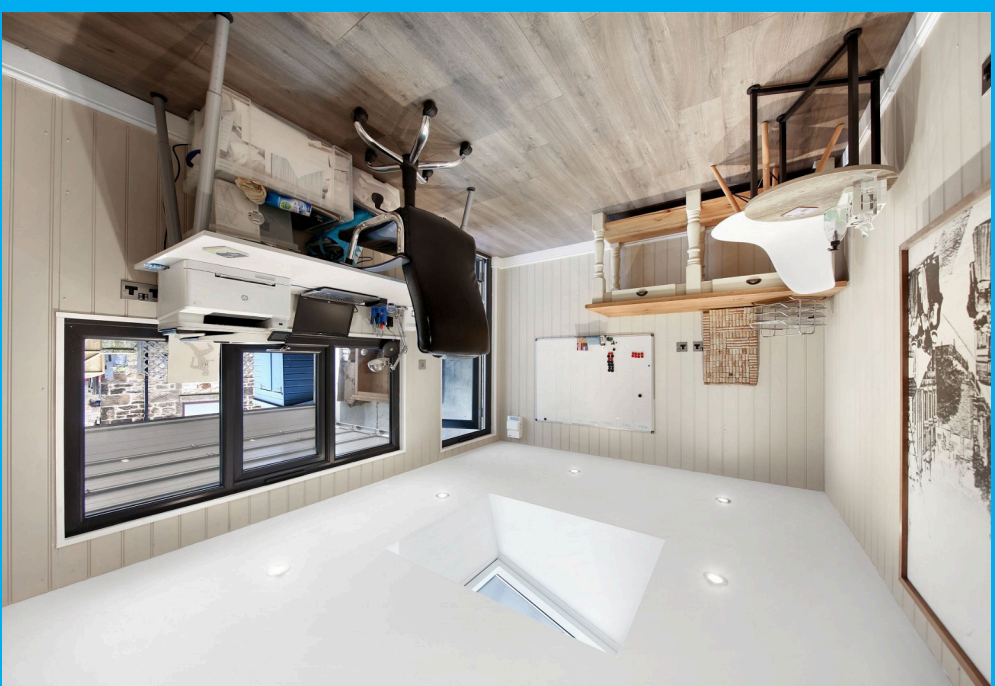
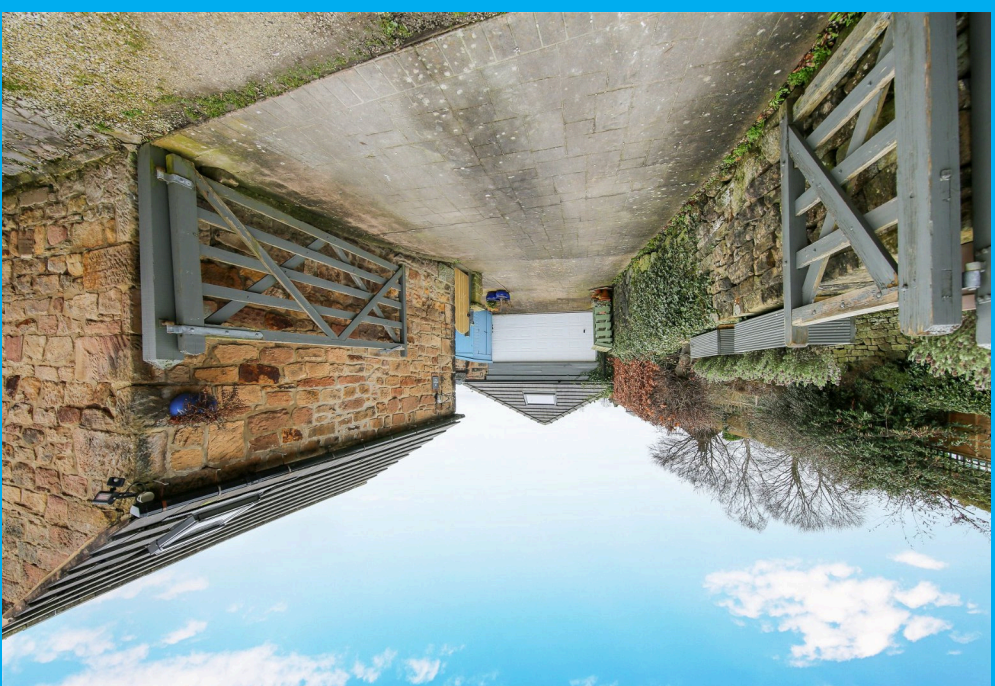
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL: 1797 sq. ft, 167 m²
 FLOOR 1: 366 sq. ft, 34 m²,
 FLOOR 2: 505 sq. ft, 47 m²,
 FLOOR 3: 772 sq. ft, 72 m²,
 FLOOR 4: 154 sq. ft, 14 m²
EXCLUDED AREAS: CRAWL SPACE: 5 sq. ft, 0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Situated in an elevated position within easy reach of the town centre, with commanding views over the town to the open countryside, this unusual and distinctive property has accommodation set over five floors and currently offers: three bedrooms; family bathroom; family shower room; spacious first-floor sitting room; fitted breakfast kitchen; utility room; and good-sized dining room. There are delightfully private terraced gardens, off-road parking for up to eight vehicles, and a detached garage with work-from-home space / office. Unique in layout, this fine Victorian building once housed a tea rooms, with the original painted sign still on the side of the building. The layout lends itself to a large family home, with space to accommodate a home office, studio, business etc.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via a pair of double doors, which open from Wellington Street to:

DINING ROOM

A spacious room with front-aspect double-glazed windows with fitted louvered shutters, elegant coving to the ceiling, and centre ceiling rose. The room has polished light oak flooring, column central heating radiators, and wall and centre light points. This room would make an ideal work-from-home space, studio, family room, leisure suite, etc. A half glazed panelled door with etched glass opens to:

INNER LOBBY

Having a ceramic tiled floor, and staircase rising to the upper floor accommodation, and useful under stairs storage space. An opening leads to a PANTRY/STOREROOM With a central heating radiator. From the lobby, steps rise to:

HALF-LANDING

With a contemporary central heating radiator with thermostatic valve, wood grain-effect UPVC stable-style entrance door opening onto the lower terrace of the garden. There are ceramic tiles to the floor, and a concertina door leads to:

BREAKFAST KITCHEN

Having dual-aspect UPVC double-glazed windows, and a half-glazed stable-style entrance door, opening onto the side of the property. The room has ceramic tiles to

the floor, and a good range of units in a shaker-style paint-effect finish, with cupboards and drawers set beneath a timber-effect worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. A central island unit with an over-sailing top creates a breakfast table with storage drawers beneath. Set within the worksurface is a one-and-a-half-bowl porcelain sink with mixer tap having flexible vegetable spray. Also within the worksurface is a five-burner gas hob, over which is an extractor canopy which is vented to the outside. Within the kitchen is a New World eye-level double oven and grill. Beneath the worksurface there is space and connection for a dishwasher. There is space within the room for a fridge-freezer, and the room has a central heating radiator with thermostatic valve, and an extractor fan. A door opens to:

GROUND-FLOOR WC

With a side-aspect double-glazed window with obscured glass, and suite with: Victorian-style high-level flush WC, and wall-hung wash hand basin.

From the half-landing, a quarter-turn staircase rises to a quarter landing, where a door leads to:

SITTING ROOM

A delightfully spacious room with a front-aspect UPVC double-glazed bay window with fitted louvered shutters, from where there are superb views over the town to the wooded hills and open countryside of the Derwent Valley, taking in the Heights of Abraham to Oker and Bonsall Moor. The room has polished light wood flooring and a feature fire opening with a raised hearth and wooden mantel housing a recently-fitted log-burning stove. The room has two central heating radiators with thermostatic valves, and a television aerial point with satellite facility.

From the quarter landing, a staircase with turned spindles and newels continues to:

INNER HALLWAY

Having a central heating radiator with thermostatic valve, BT internet access point, and an original staircase with turned spindles and newels rising to:

BEDROOM ONE

A generous double bedroom with front-aspect UPVC double-glazed windows taking advantage of the fine far-reaching views afforded by the property. The room has exposed original floorboards and a column central heating radiator with a thermostatic valve. There is ample space for wardrobes and side furniture or the creation of an en-suite if required.

From the inner hallway, panelled doors open to:

FAMILY BATHROOM

A partially-tiled room with ceramic tiled floor, having side-aspect double-glazed windows with obscured glass, and suite with: shower-bath having mixer shower with overhead and handheld shower sprays and curved shower screen; corner pedestal wash hand basin with mixer tap; and dual-flush close-coupled WC. The room is illuminated by downlight spotlights and there is an extractor fan, and a chrome-finished ladder-style towel radiator.

BEDROOM TWO

With a side-aspect double-glazed window, central heating radiator, and light wood-effect laminate flooring.

From the inner landing, steps rise to:

HALLWAY

With a quarry tiled floor, having a UPVC glazed entrance door opening onto the terraced gardens to the side of the property and enjoying the views over the town and beyond. A half-glazed panelled door opens to:

FAMILY SHOWER ROOM

With a ceramic tiled floor, side-aspect window with obscured glass, and suite with: double-width shower cubicle with mixer shower having overhead and handheld shower sprays; pedestal wash hand basin; and close-coupled WC. The room has a ladder-style towel radiator, extractor fan, and doors which open to a cupboard housing the combination gas-fired boiler which provides hot water and central heating to the property.

UTILITY / BOOT ROOM

A good-sized room with a stable-style entrance door with floor-length sidelight panel opening onto the side of the property. There is a further double-glazed window flooding the room with natural light. The room has vitrified quarry tiles to the floor, vertical central heating radiator, and worksurface with an inset stainless sink, beneath which there is space and connection for an automatic washing machine and tumble dryer. The room has ample coat-hanging space and wall-mounted storage cupboards.

From the hallway, steps rise to:

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.

BEDROOM THREE

A spacious double room with a side-aspect UPVC double-glazed window with views over the rooftops towards Riber Castle. The room has polished light wood flooring, contemporary central heating radiator with thermostatic valve, and a built-in storage cupboard with hanging rail and shelf.

OUTSIDE

To the west side of the property is a delightfully private area of garden laid out in terraces, with a stone flagged patio with an access door onto Wellington Street. There is a raised border with a mature bay tree and steps rising to a decked seating area with further raised borders. From here, stone steps rise to a further decked seating area taking advantage of this superb far-reaching views. Further steps rise to a further decked seating area with a glass balustrade. To the rear of the property, and accessed from Rockside Drive, is an off-road parking space for four vehicles, to the side of which wooden five bar gates open to a driveway providing further off-road parking and giving access to the garage. From the driveway, steps lead to the entrance door to the utility room. The property has outside lighting, water supply and, power supply ready for the connection of an outside socket.

GARAGE

A good-sized detached stone-built garage, having a sliding-panel up-and-over vehicular access door. The garage has Velux rooflight windows, and an independently-constructed home office accessed via a double-glazed door, offering an office space with front aspect windows and a Velux rooflight, power, lighting, light wood-effect laminate flooring, and panelled walls. A door opens to a useful storeroom with a light.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The neighbouring property has a pedestrian emergency access over the outside steps and there is a restrictive covenant in place on the gravelled parking area with respect to caravans and commercial vehicles.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'C'

DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill and around the sharp right-hand bend where the property can be found on the left-hand side. Parking can be found at the rear of the property accessed from Rockside Hall drive.