

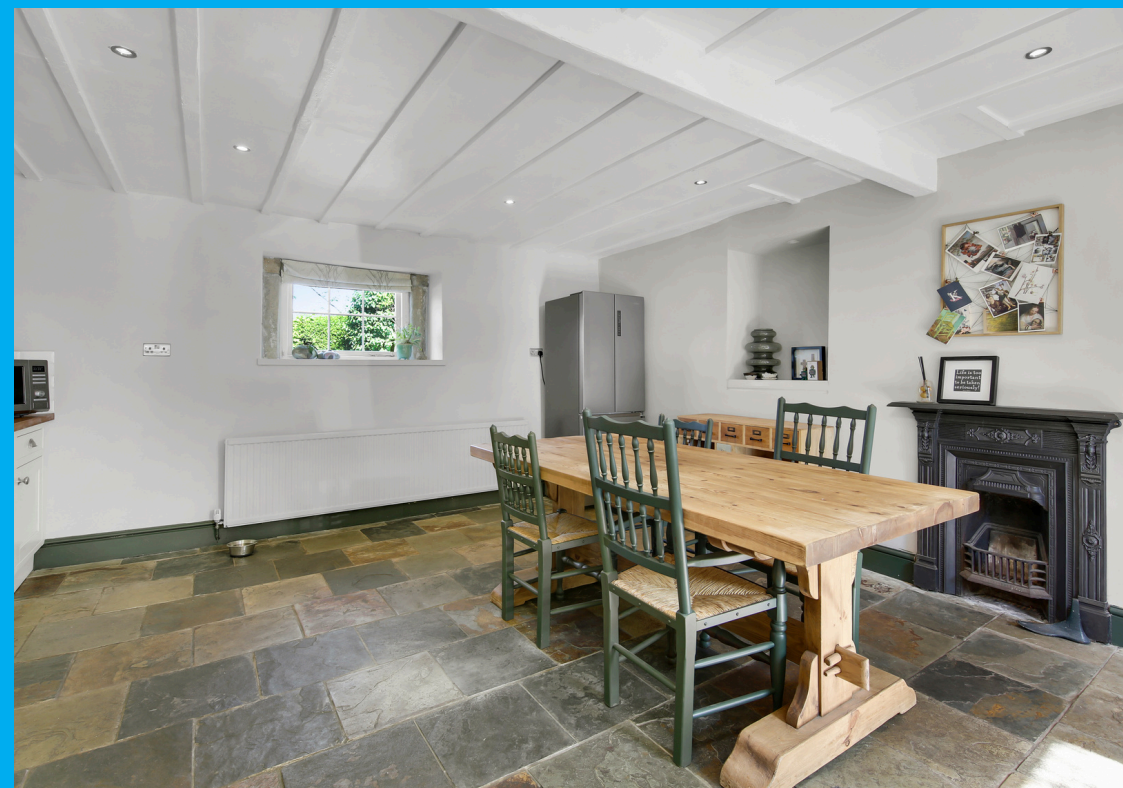


**Sally Botham**  
ESTATES

**93 LIME TREE ROAD**  
Matlock, DE4 3DU  
£395,000







**A characterful stone-built semi-detached period property believed to date back to the mid 1800s, ideally located within easy reach of the town centre. Built in dressed stone under a traditional roof with a capped gable, the accommodation offers: two large double bedrooms; family bathroom; sitting room; and exceptionally spacious dining-kitchen. To the front of the property is an enclosed garden with a driveway providing off-road parking, and there is a stone-built garage and utility room. The accommodation has undergone renovation work by the current owners, including partial re-roofing, new guttering, central heating boiler refurbishment, and refurbishment of the original first floor floorboards.**

**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 half-glazed stable-style entrance door, which opens to:

#### **DINING KITCHEN**

An exceptionally spacious farmhouse-style dining kitchen, having painted exposed beams to the ceiling with a heavy central beam. There are front and rear-aspect double-glazed windows, Cornish slate-style flooring, and an exceptionally good range of shaker-style units with cupboards and drawers set beneath a solid oak worksurface with a tile splashback. There is an under-mounted Belfast-style sink with mixer tap and flexible vegetable spray, an integral 12-place-setting dishwasher, and concealed within a cupboard is the gas-fired boiler, which has been refurbished, and supplies hot water and central heating to the property. Sited within the kitchen is a Rangemaster Elan range-style cooker with a six-burner hob, double oven, and grill. The room has ample space for a family dining table and side furniture. There is a display niche and a feature Victorian-style cast iron fireplace, behind which it is believed there is an inglenook-style opening, which could be exposed if required. The room is illuminated by downlight spotlights and wall lamp points. A panelled door leads to:

#### **SITTING ROOM**

With front-aspect double-glazed windows and a glazed entrance door opening onto the side of the property. This characterful room has painted exposed beams to the ceiling, and a feature exposed stone wall with a fire opening housing a multi-fuel stove. The room has polished light oak flooring, central heating radiator with thermostatic valve, television aerial point with satellite

facility, and fibre broadband point.

A staircase rises to:

#### **FIRST FLOOR LANDING**

A split-level landing, having original exposed polished pine floorboards, two loft access hatches, and panelled doors leading to:

#### **BEDROOM ONE**

With a rear-aspect timber double-glazed window with views over the surrounding properties to the wooded hills and open countryside of the Derwent Valley. The room has a high ceiling with exposed beams, and broad original floorboards which have been stripped and polished. The room has a central heating radiator with thermostatic valve and a large wall-mounted mirror concealing a storage cupboard.

#### **BEDROOM TWO**

With a front-aspect double-glazed window, refurbished original pine floorboards, and a fine feature fireplace with a painted stone surround housing a period open grate. There are exposed beams to the ceiling and central heating radiators with thermostatic valves. A curtain-fronted storage cupboard provides hanging space and a shelf.

#### **FAMILY BATHROOM**

A spacious family bathroom with two front-aspect double-glazed windows, ceramic tiles to the floor, and suite with: level-entry shower cubicle with mixer shower; pedestal wash hand basin; stand-alone roll top bath set upon ball and claw feet, and having Victorian-style mixer taps and handheld shower spray; and Victorian-style high-level flush WC. The room has a towel radiator.

#### **OUTSIDE**

The property is approached via a pair of gates which open to the driveway, which provides off-road parking for 2 to 3 vehicles. To the side of the drive is an area of garden laid to lawn, with borders stocked with ornamental shrubs and surrounded by Laurel hedging creating privacy.

Accessed from the driveway is a stone-built UTILITY ROOM with space and connection for an automatic washing machine and further white goods.

There is a stone-built double GARAGE with traditionally-hung vehicular access doors, power, lighting, and an electric vehicle charging point.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property. The property has fibre broadband.

**TENURE** Freehold

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

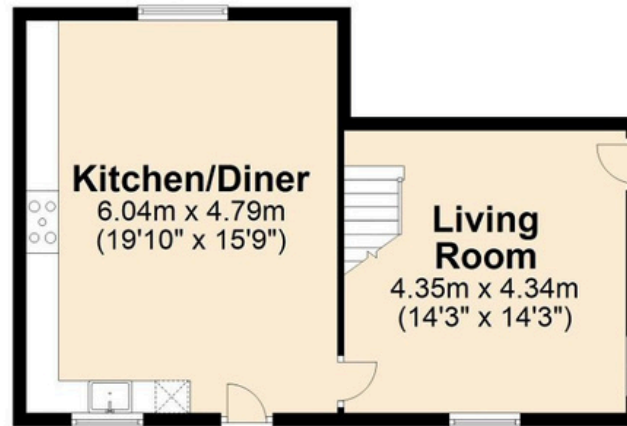
## DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Alfreton, upon reaching Matlock Green turn left along the A632 signposted Chesterfield, follow the road up the hill where the property can be found on the left-hand side.

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>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(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	

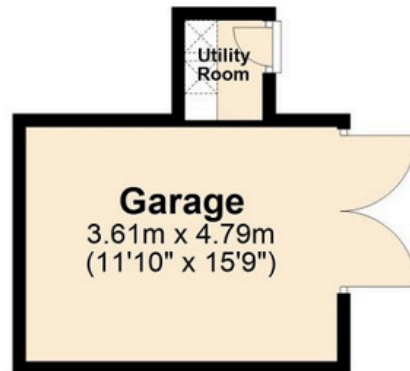
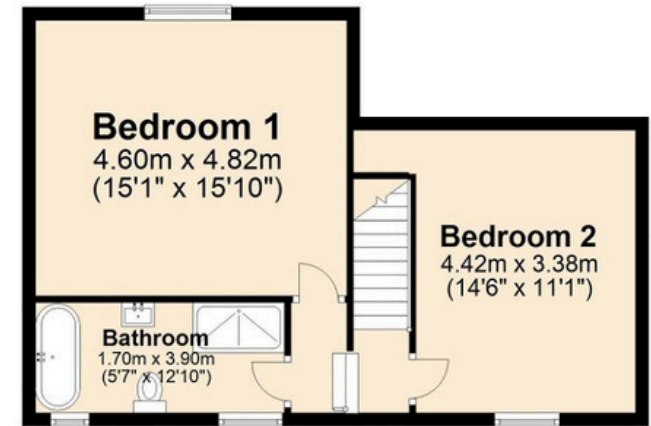
### Ground Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.5 sq. feet)



Total area: approx. 116.0 sq. metres (1248.2 sq. feet)

## 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.















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