



**Sally Botham**  
ESTATES

**78 JACKSON ROAD**  
Matlock, DE4 3JQ  
Guide Price: £625,000 - £650,000

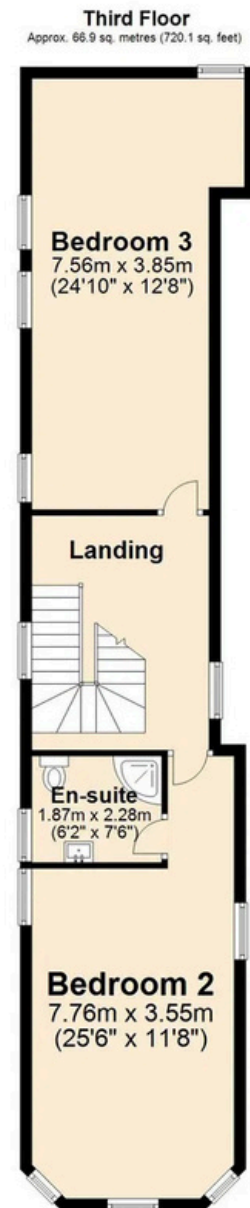
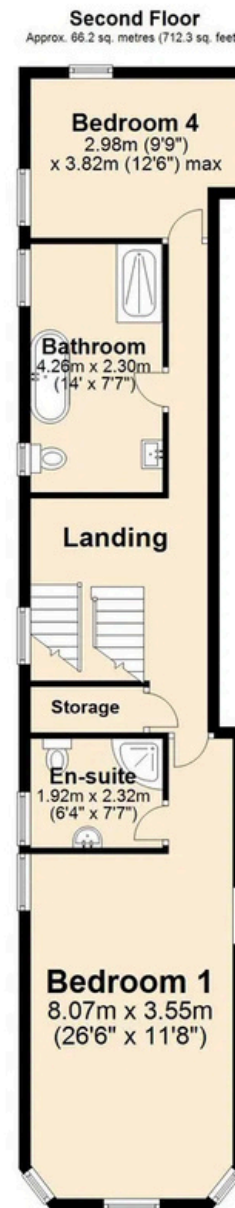
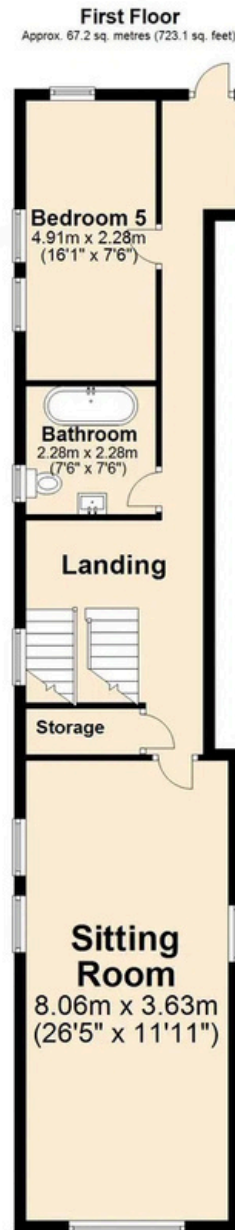
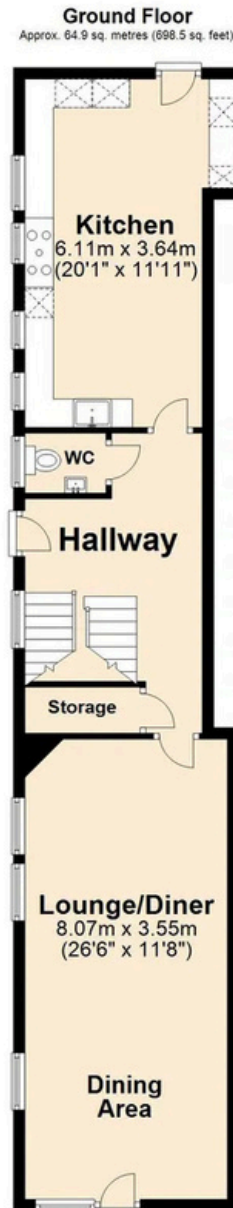
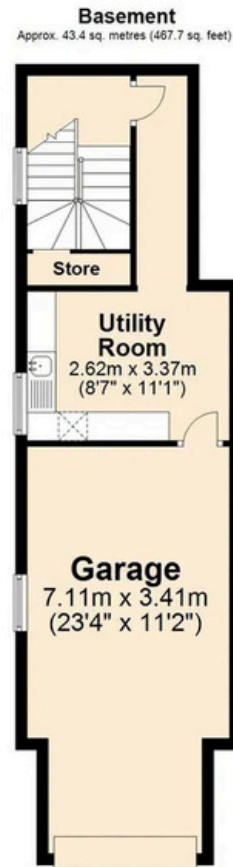












Total area: approx. 308.6 sq. metres (3321.7 sq. feet)

**An exceptionally spacious and well-presented townhouse, situated in a prominent position with commanding views over the town to the open countryside of the Derwent Valley. Originally built as a hydropathic hotel in 1862, the property has now been handsomely converted in 2010 to a spacious family home with accommodation over five floors and offering: five bedrooms, four bathrooms, two spacious reception rooms, dining kitchen, utility room, and integral garaging. There is a driveway providing off road parking and a garden area taking advantage of the southerly aspect.**

**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 (4.5miles) 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 entrance door with floor-length sidelight panel, which opens to:

#### **SITTING ROOM**

A delightfully spacious room with side-aspect UPVC double-glazed windows flooding the room with natural light and enjoying fine far-reaching views over the surrounding properties to the open countryside beyond. The room has elegant cornice to the ceiling, centre ceiling roses, and wood-effect laminate flooring. There is a corner feature fireplace with a dressed stone surround and hearth, housing a log-burning stove. There are central heating radiators with thermostatic valves, a point for a wall-mounted TV, and wall and centre light points. A panelled door opens to:

#### **HALLWAY**

Having a half-glazed entrance door opening onto the lane to the side of the property. There is a side-aspect window, central heating radiator with thermostatic valve, cornice to the ceiling, and a panelled door opening to a deep storage cupboard housing the mains pressure hot water cylinder and providing storage space. Further panelled doors open to:

#### **DINING KITCHEN**

A spacious room with a rear-aspect double-glazed entrance door opening to a small courtyard. There are dual-aspect double-glazed windows and stone-effect ceramic tiles to the floor. The kitchen has a good range of kitchen units, with cupboards and drawers set beneath a polished granite worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting, and illuminated glass-fronted display cabinets. The units have feature plinth lighting and there is an under-mounted Belfast-style porcelain sink with mixer tap. Fitted within the kitchen is a range-style cooker with a six-burner gas hob and electric hot plate, double electric ovens, and grill. There is an integral fridge, freezer, and 12-place-setting dishwasher. Fitted within the kitchen is an eye-level microwave oven, wine cooling fridge, and wine rack. The room is illuminated by downlight spotlights and there is an extractor fan. There is ample space for a family dining table and the room has a central heating radiator with thermostatic valve.

#### **WC**

Having a side-aspect double-glazed window with obscured glass, ceramic tiles to the floor, tiles to dado height, a central heating radiator, and an extractor fan. There is a concealed-cistern WC, and wash hand basin with storage cupboard beneath.

From the hallway, a staircase with turned spindles and newels, descends to:

#### **LOWER GROUND FLOOR LOBBY**

With a central heating radiator, coat hanging space, and a door leading to:

#### **UTILITY ROOM**

With a side-aspect double-glazed window with obscured glass. The room has a range of storage cupboards set beneath a roll-edged worksurface with a stainless sink. Beneath the worksurface there is space and connection for an automatic washing machine. Sited within the room is the Worcester gas-fired boiler, which provides central heating and hot water to the property. The room has downlight spotlights and an extractor fan. A door opens to:

#### **INTEGRAL GARAGE**

Having a remote-controlled electric sliding panel up and over vehicular access door, power and lighting.

From the reception hallway, a staircase with turned spindles and newels rises to:

#### **FIRST FLOOR LANDING**

With a side-aspect UPVC double-glazed window, downlight spotlights, central heating radiator with thermostatic valve, and a door opening to a useful deep storage cupboard. From the landing, a UPVC double-glazed fire escape door opens to a bridge over the courtyard, leading to the rear of the property. The landing has central heating radiators with thermostatic valves, downlight spotlights, and panelled doors open to:

#### **FIRST FLOOR DRAWING ROOM**

With UPVC double-glazed windows to three aspects, the front-aspect window enjoying a commanding view over the town, taking in Riber Castle, High Tor, the Heights of Abraham, and Bonsall Mall in the west. The room has cornice to the ceiling, a fireplace with a dressed faux-stone surround houses a living flame gas fire. The room has wall and centre light points and a central heating radiator with thermostatic valve.

From the first floor landing, further doors open to:

#### **BEDROOM FIVE**

A double bedroom with dual-aspect UPVC double-glazed windows, central heating radiator with thermostatic valve, and television aerial point. This room would make an ideal study or family room if not required as a bedroom.

#### **FIRST FLOOR BATHROOM**

Being fully tiled with a ceramic tile floor and a side-aspect window with obscured glass. Suite with: standalone roll-top bath set up on ball and claw feet, with Victorian-style mixer taps and handheld shower spray; pedestal wash hand basin; and close-coupled WC. There is an illuminated mirror, shaver point, chrome-finished electric towel radiator, and an extractor fan.

**SECOND FLOOR LANDING**

With a side-aspect UPVC double-glazed window, central heating radiator, deep walk-in storage cupboard, and doors opening to:

**BEDROOM ONE**

A light and spacious room with double-glazed windows to three aspects, the front windows taking advantage of the fine views. The room has cornice to the ceiling, central heating radiators with thermostatic valves, and a point for a wall-mounted TV. A panelled door opens to:

**EN SUITE SHOWER ROOM**

With a side-aspect window with obscured glass, ceramic tile floor with underfloor heating, and suite with: semi-countertop wash hand basin with storage cupboards and drawers beneath, illuminated mirror and shaver point over; quadrant shower cubicle with mixer shower; and dual-flush close-coupled WC. There is a ladder-style electric towel radiator and an extractor fan.

From the landing, further doors open to:

**SECOND FLOOR BATHROOM**

Having two side-aspect double-glazed windows with obscured glass, slate-effect ceramic tiles to the floor, and suite with: contemporary standalone bath with side-fill taps; shower cubicle with mixer shower having overhead and handheld shower sprays and body jets; contemporary wash hand basin with pillar tap, having storage cupboards and drawers beneath, and illuminated mirror and shaver point over; dual-flush close-coupled WC. There are downlight spotlights, an extractor fan, and a wall-mounted bathroom television.

**BEDROOM FOUR**

Having dual-aspect UPVC double-glazed windows, the rear window overlooking the wooded hillside. The room has central heating radiator with thermostatic valve, and point for a wall-mounted TV.

From the landing, a three-quarter turn staircase with turned spindles and newels rises to:

**THIRD FLOOR LANDING**

Having dual-aspect UPVC double-glazed windows, downlight spotlights, and a central heating radiator with thermostatic valve. Panelled doors open to:

**BEDROOM TWO**

A delightfully spacious room with front-aspect arch-topped double glazed windows enjoying the superb views afforded by the property. There are two further windows flooding the room with natural light. The room has central heating radiators with thermostatic valves, point for a wall-mounted TV, and panelled doors opening to:

**EN SUITE BATHROOM**

With a side-aspect window with obscured glass, slate-effect ceramic tiles to the floor with underfloor heating, and suite with: contemporary wash hand basin with storage cupboards and

drawers beneath, illuminated mirror and shaver point over; low threshold quadrant shower cubicle with mixer shower; and dual-flush close-coupled WC. There is an extractor fan and chrome-finished electric towel radiator.

**BEDROOM THREE / CINEMA ROOM**

An exceptionally spacious and versatile room with dual-aspect double-glazed windows, central heating radiator with thermostatic valve, and a point for a wall-mounted cinema-style TV. This room would make an ideal leisure suite / home office, etc. if not required as a bedroom.

**OUTSIDE**

The property is approached via a gravelled driveway providing off-road parking for several vehicles and giving access to the garage. There is an area of garden laid to lawn, and a border planted with hedging. There are log stores and a bin store. A flight of broad stone steps rises to a decorative wrought-iron gate opening to a flagged terrace and the entrance door.

**SERVICES AND GENERAL INFORMATION**

All mains services are connected to the property.

For Broadband speed, please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

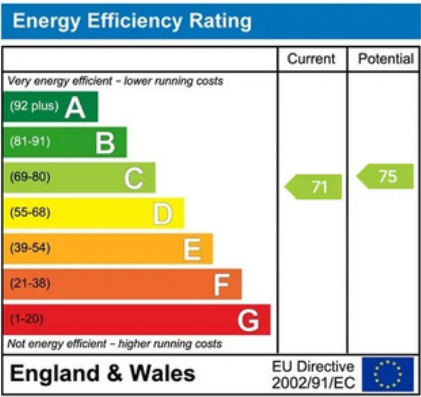
For Mobile Phone coverage, please go to [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**TENURE** Freehold

**COUNCIL TAX BAND** (Correct at time of publication)‘F’

**DIRECTIONS**

Leaving Matlock Crown Square via Bank Road: follow the road up the hill taking the left turn by County Hall into Smedley Street. Take the fourth right turn into Far Green. As the road bends to the right, the property can be found in front of you.



**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.















[enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)  
01629 760899