

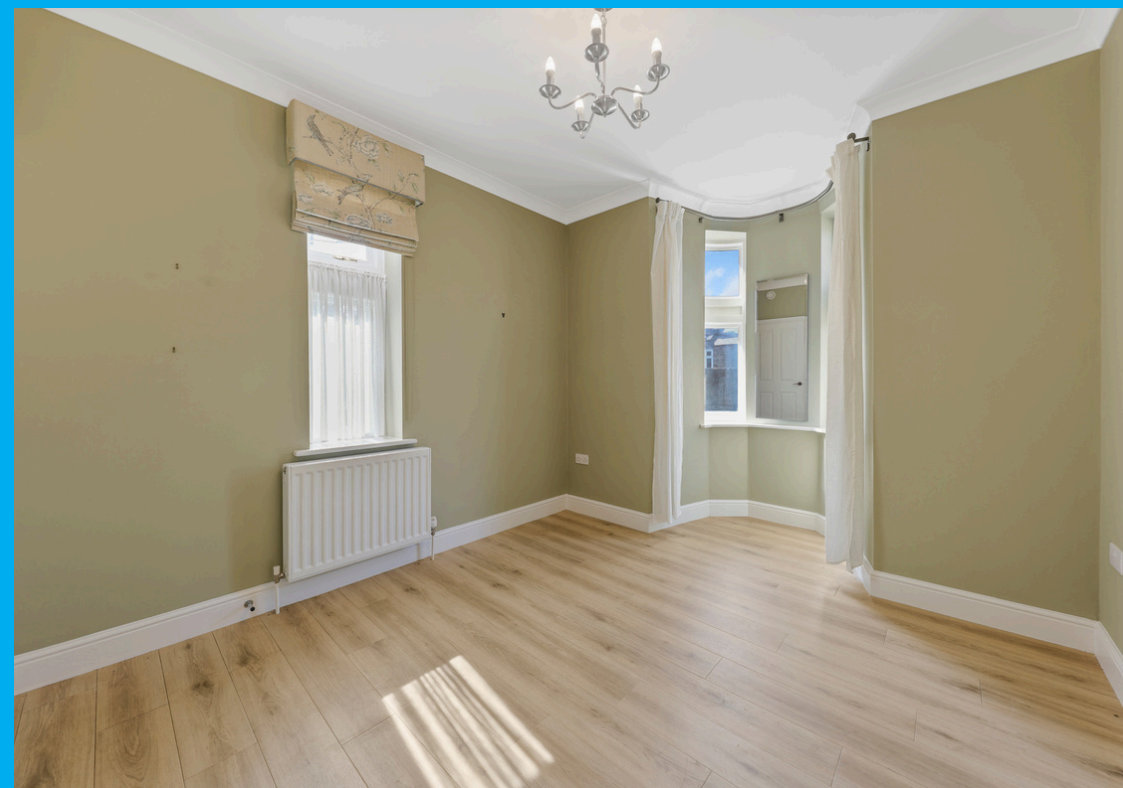
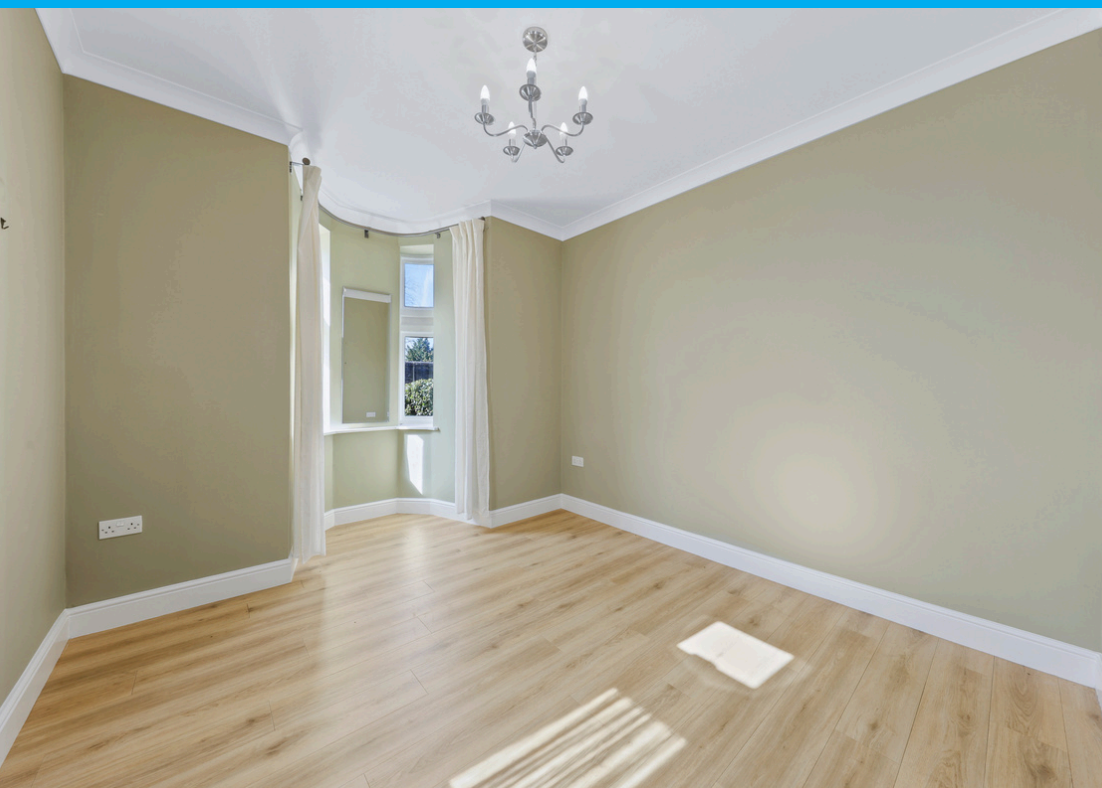


Sally Botham
ESTATES

THE LODGE
St. Elphins Park, Darley Dale, DE4 2RH
£275,000









An elegant, detached, stone-built, former gatehouse located within the retirement complex of St. Elphin's Park. Audley Village. Built-in dressed stone with mullioned windows and capped gables, adorned with decorative ball finials, this attractive property offers: two bedrooms, contemporary family bathroom, sitting room, dining room, and breakfast kitchen. The property enjoys a private enclosed garden plus the benefits of the use of St. Elphin's facilities including communal grounds, swimming pool, restaurant etc.

Conveniently located for the town of Matlock and the nearby amenities of Two Dales and Darley Dale, which include Doctors, Post office, Chemist, Co-op, Garage with mini supermarket and good local primary school. The area is surrounded by open countryside with delightful views and fine walks. There is a regular bus service to Matlock, Bakewell and Manchester and Matlock has a branch line railway station with a service to Derby and Nottingham.

Entering the property via a panelled entrance door, which opens to:

RECEPTION HALLWAY

Having an elegant original staircase rising to the upper floor accommodation, wood-effect laminate flooring with inset mat well, central heating radiator with thermostatic valve, and side-aspect double-glazed window with secondary-glazing panel. A glazed entrance door opens onto the enclosed rear garden. A further panelled door opens to a useful under-stairs storage cupboard with fitted shelving. Panelled doors open to:

SITTING ROOM

Having coving to the ceiling, and a double-glazed bay window overlooking the driveway and entrance gates to the complex. There is a feature fireplace with a raised hearth and marble surround, suitable for an electric flame-effect fire. To the side of the chimney breast are open-display shelves and storage cupboards. The room is illuminated by a wall and centre light points, and there is a central heating radiator with thermostatic valve, television aerial point with satellite facility, and telephone point.

DINING ROOM

With a side-aspect bay window with curved glass panels, and a further front-aspect window with double-glazed panels and secondary glazing. The room has coving to the ceiling, light wood-effect laminate flooring following through from the hallway, and a central heating radiator.

GROUND FLOOR WC

A half-tiled room with suite comprising: a concealed cistern dual-flush WC, and

contemporary wall-hung wash hand basin. There is a chrome-finished ladder-style towel radiator, and an extractor fan.

From the hallway, a door opening leads to:

DINING KITCHEN

A spacious dining kitchen with double-glazed casement windows, and a glazed entrance door opening onto the gardens to the rear of the property. To the dining area of the windows overlook the gardens and grounds of the complex, and with views towards the wooded hills that surround the area. The dining kitchen has ceramic tiles to the floor, and a good range of kitchen units in a high-gloss cream finish with cupboards and drawers beneath a contemporary quartz worksurface with a matching upstand and smoked mirrored splashback. Set within the worksurface is an under-mounted matching stainless sink with mixer tap and flexible vegetable spray, and a four-ring induction hob, over which is an extractor canopy. Integral appliances include a slimline dishwasher, fridge-freezer and automatic washing machine. There are wall-mounted storage cupboards with under-cabinet lighting. Sited within the kitchen is a Neff eye-level double oven and grill, the main oven having a hideaway door. There are pull-out larder units and pull-out spice drawers. The room has under-tile heating and downlight spotlights.

From the hallway, a staircase with original newel posts and turned spindles rises to:

FIRST FLOOR LANDING

Having rear-aspect double-glazed casement windows on the turn of the stairs. There is a central heating radiator with thermostatic valve, loft access hatch, and a door opening to a boiler cupboard housing the Worcester gas-fired boiler, which provides hot water and central heating to the property. Panelled doors open to:

BEDROOM ONE

Having front-aspect casement windows with views over the grounds to the wooded hills beyond. The room has a range of built-in wardrobes providing hanging rail and shelving. There is a central heating radiator with thermostatic valve, and a television aerial point.

BEDROOM TWO

With side-aspect double-glazed windows with louvred shutters, with views over the Derwent Valley. The room has a central heating radiator with thermostatic valve, and data points.

FAMILY BATHROOM

Being partially-tiled with a ceramic tile floor, and having dual-aspect double-glazed windows. Suite with: bath with mixer taps and handheld shower spray; semi-countertop wash hand basin; dual-flush concealed-cistern WC; and a level-entry shower cubicle with mixer shower. There are mirror-fronted bathroom cabinets, a chrome-finished ladder-style towel radiator, and downlight spotlights.

OUTSIDE

To the rear of the property is an enclosed garden with a flagged patio, where the doors open from the kitchen and reception hallway. There is an area of artificial lawn and borders stocked with a good variety of ornamental shrubs and mature trees. From the garden, a gate opens to Dale Road South. The property has an outside water supply.

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
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

TENURE Leasehold

- Monthly management fee £1072.47.
- Annual ground rent £500.
- Parking- allocated. No parking fees apply
- Bistro credit: £97.20 per month.

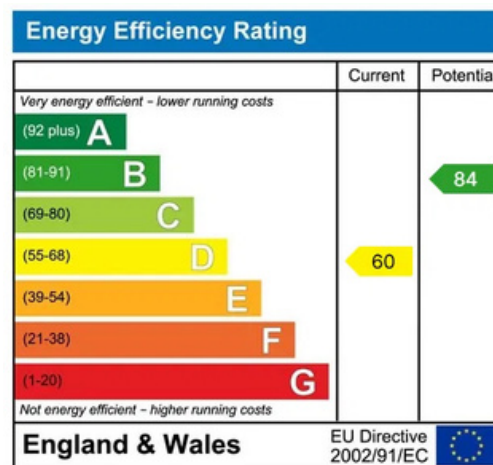
COUNCIL TAX BAND (Correct at time of publication) 'D'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell. St Elphin's Park can be found on the right hand side shortly after the Whitworth Hospital.

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell: take the first right turn into Dimple Road. Follow the road up the hill, turning right at the T junction. Turn immediately left onto Farley Hill. Opposite the second left (Burnett Lane), turn right into Bent Lane, where the property can be found.

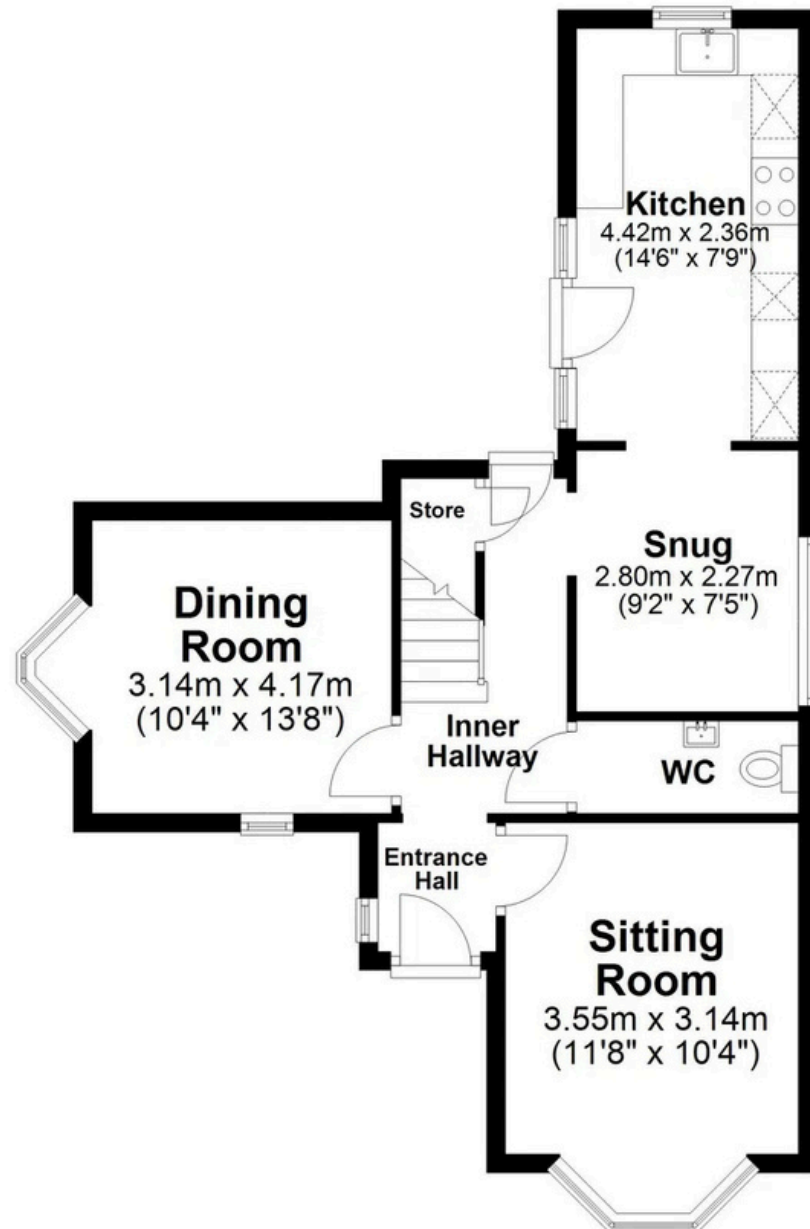


Disclaimer

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.

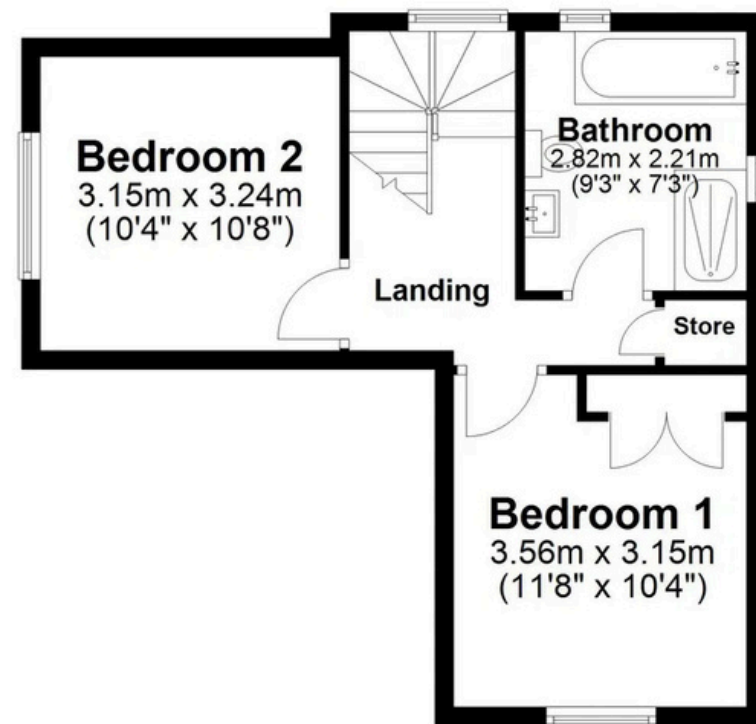
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 95.3 sq. metres (1025.6 sq. feet)









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