



Sally Botham
ESTATES

DERWENT HOUSE
Knowleston Place, Matlock, DE4 3BU
£750,000



KEEP CLEAR

VIEW THE
VIDEO TOUR











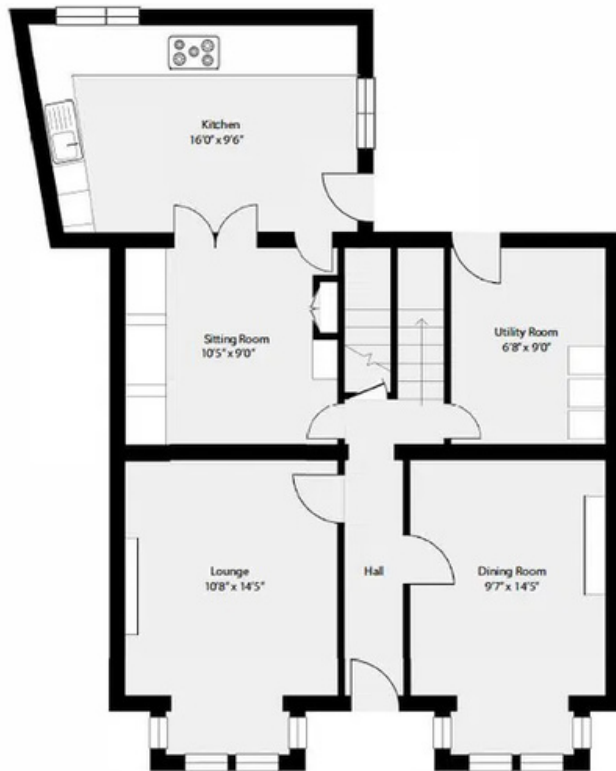




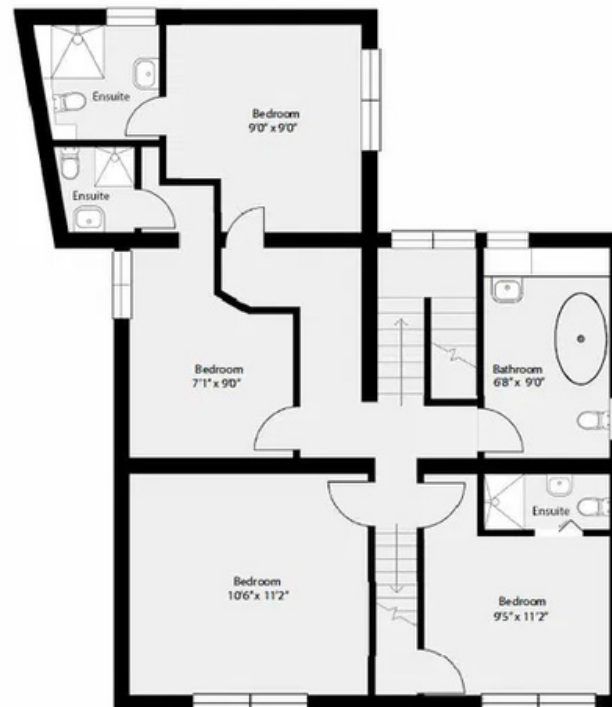


Derwent House

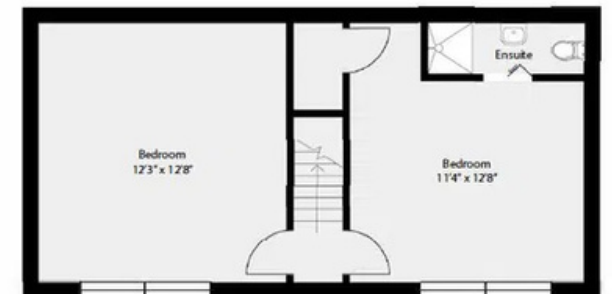
Total Area: 1932 sq ft



Ground Floor



First Floor



Second Floor

A fine, double-fronted, Grade II listed Georgian property with a date stone of 1753, ideally located on a quiet cul-de-sac, close to the park, and within easy reach of the town centre. The exceptionally well presented accommodation is set over three floors, offering: six bedrooms, four with en suite facilities; family bathroom; sitting room; dining room; snug; breakfast kitchen; storage cellars; and utility room. The property has an off-road parking space.

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 glazed entrance door with over-door light, which opens to:

RECEPTION HALLWAY

Having a ceramic tile floor, wall panels to dado height, a central heating radiator, and original door openings leading to:

SITTING ROOM

A delightfully spacious room with a front-aspect square bay with sliding slash windows overlooking the garden and park beyond. The room has coving to the ceiling, and an exposed original beam. There is a fine feature fireplace in dressed stone with a raised hearth, housing a log-burning stove. The room is illuminated by wall lamp points, and there is a central heating radiator, and a point for a wall-mounted TV.

DINING ROOM

Again, with a front-aspect square bay with sliding slash windows, and a fitted oak window seat, which incorporates a central heating radiator. The room has polished exposed pine floorboards, oak panelling to dado height, and a feature cast iron fireplace. There is an original exposed beam to the ceiling, and the room is illuminated by downlight spotlights.

From the hallway, a door opening leads to:

INNER HALLWAY

Having a staircase rising to the upper-floor accommodation, and doors leading to:

SNUG

Originally the kitchen, the room has quarry tiles to the floor, central heating radiator, and a fine original feature fire opening, which once housed an open range, and now

houses a living-flame electric stove. The fireplace is surrounded by original deep pot cupboards and drawers. There is an original exposed beam to the ceiling and blacksmith-made meat hooks. The room has a central heating radiator with thermostatic valve, and a tall cloak cupboard with hanging space and a shelf. The room is illuminated by wall lamp points, and mounted on the fireplace lintel is a blacksmith-made cooking pot hook. A pair of glazed doors lead to:

BREAKFAST KITCHEN

A light and spacious kitchen, with dual-aspect sliding slash windows. The room has red, black, and cream quarry tiles to the floor. An oak braced batten entrance door with thumb latch opens onto the rear of the property. The kitchen is fitted with a good range of units in an oak finish, with cupboards and drawers beneath a roll-edged worksurface with a tile splashback. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl stainless sink with a mixer tap. Set within a chimney piece is a Rangemaster Professional 110 cooker with a six-burner gas hob, double oven, and grill. Beneath the worksurface, there is space and connection for a dishwasher. The kitchen has deep pan drawers, space for a fridge-freezer, and a central heating radiator with thermostatic valve. There is ample space for a family dining table. From the inner hallway doors open to:

UTILITY ROOM

Having a panelled entrance door with over-door light opening onto the rear courtyard. There are period clay tiles to the floor. The room has a worksurface and storage shelving. Beneath the worksurface, there is space and connection for an automatic washing machine and further white goods. Sited within the utility room is the Worcester gas-fired boiler, which provides hot water and central heating to the property. There is a mains pressure hot water cylinder with additional immersion heater.

STORAGE CELLAR

Accessed via a stone staircase and having a barrel vault ceiling, and original stone thravls.

Rising from the inner hall is a staircase with original decorative splat balusters, and a half-landing with a tall window overlooking the rear of the property. The staircase rises to:

FIRST FLOOR LANDING

Where doors open to:

BEDROOM ONE

With a pair of front-aspect sliding sash windows, overlooking the gardens and the park. The room has an original exposed beam to the ceiling, and a fine feature fireplace with a dressed stone surround housing a period cast iron grate. The room is illuminated by

wall lamp points and there is a central heating radiator with thermostatic valve.

BEDROOM TWO

A spacious room with front-aspect sliding slash windows, vertical column central heating radiator, and original built-in storage cupboard. A panelled door opens to:

EN SUITE SHOWER ROOM

Being fully tiled with marble-effect tiles and having suite with: shower cubicle with mixer shower; wash hand basin with storage cupboard beneath; and close-coupled WC. There is an extractor fan.

BEDROOM THREE

Having a side-aspect double-glazed window overlooking the rooftops. The room has a central heating radiator with thermostatic valve, and a panelled door leading to:

EN SUITE SHOWER ROOM

Being fully tiled and having a suite with: shower cubicle with mixer shower; wash hand basin with storage cupboard beneath; and close-coupled WC. There is a chrome-finished ladder-style towel radiator, shaver point, and extractor fan.

BEDROOM FOUR

Having side-aspect sliding sash windows overlooking the courtyard and with views to the open countryside that surrounds the town. The room has a central heating radiator with thermostatic valve, and a panelled door opening to:

EN SUITE SHOWER ROOM

Having a rear-aspect window with obscured glass. The room is fully tiled and has a suite with: shower cubicle with mixer shower; wash hand basin with storage cupboard beneath; and close-coupled WC. There is a chrome-finished ladder-style towel radiator, and a shaver point.

FAMILY BATHROOM

A spacious family bathroom with dual-aspect windows with obscured glass, panelling to dado height, and suite with: standalone roll-top bath set upon a ball and claw feet; pedestal wash hand basin with towel rail; and close-coupled WC. The room is illuminated by downlight spotlights, and there is a column radiator with chrome towel rail, and an extractor fan.

From the first floor landing, the staircase rises to:

SECOND-FLOOR LANDING

Where doors open 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 FIVE

A light and spacious room with front-aspect sliding sash windows enjoying views over the park towards the church. The room has a contemporary vertical central heating radiator with thermostatic valve. An original panelled door opens to a useful deep storage cupboard. A pair of panelled doors open to:

EN SUITE SHOWER ROOM

Having suite with: tiled shower cubicle with mixer shower; wall-hung wash hand basin; and close-coupled WC. There is an extractor fan and ladder-style towel radiator.

BEDROOM SIX

A spacious room with front-aspect sliding slash windows, having similar views to bedroom five. The room has a central heating radiator with thermostatic valve.

OUTSIDE

To the front of the property, a stepped and flagged pathway gives access to the entrance door. To either side of the pathway are lawns, with borders well-stocked with a good variety of flowering plants and ornamental shrubs. To the rear of the property is a flagged courtyard with slopstone sink set upon a brick piers. Beyond the courtyard is an off-road parking space accessed via the neighbouring driveway. The property has outside lighting and 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 Freehold

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

DIRECTIONS

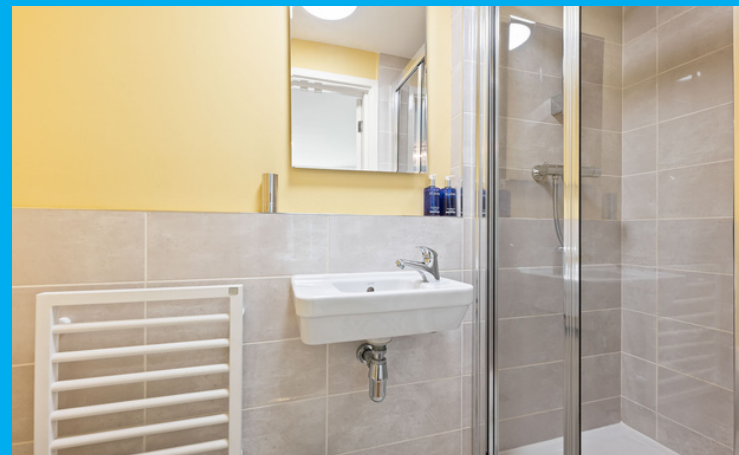
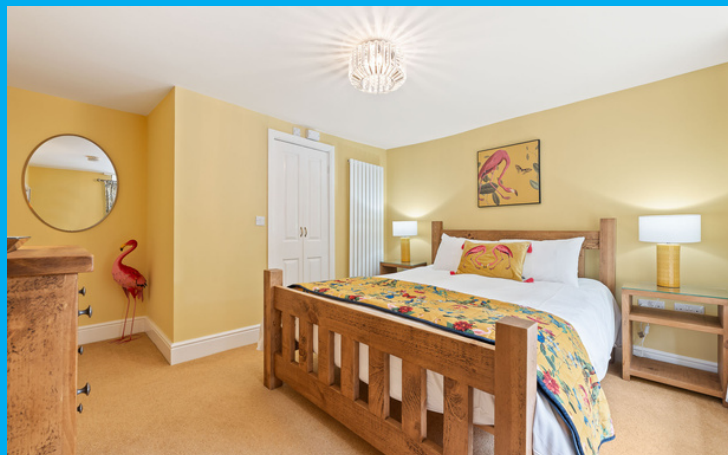
Leaving Matlock Crown Square along the A615 towards Alfreton: after passing the park, turn right into Knowleston Place, where the property can be found on the left-hand side.

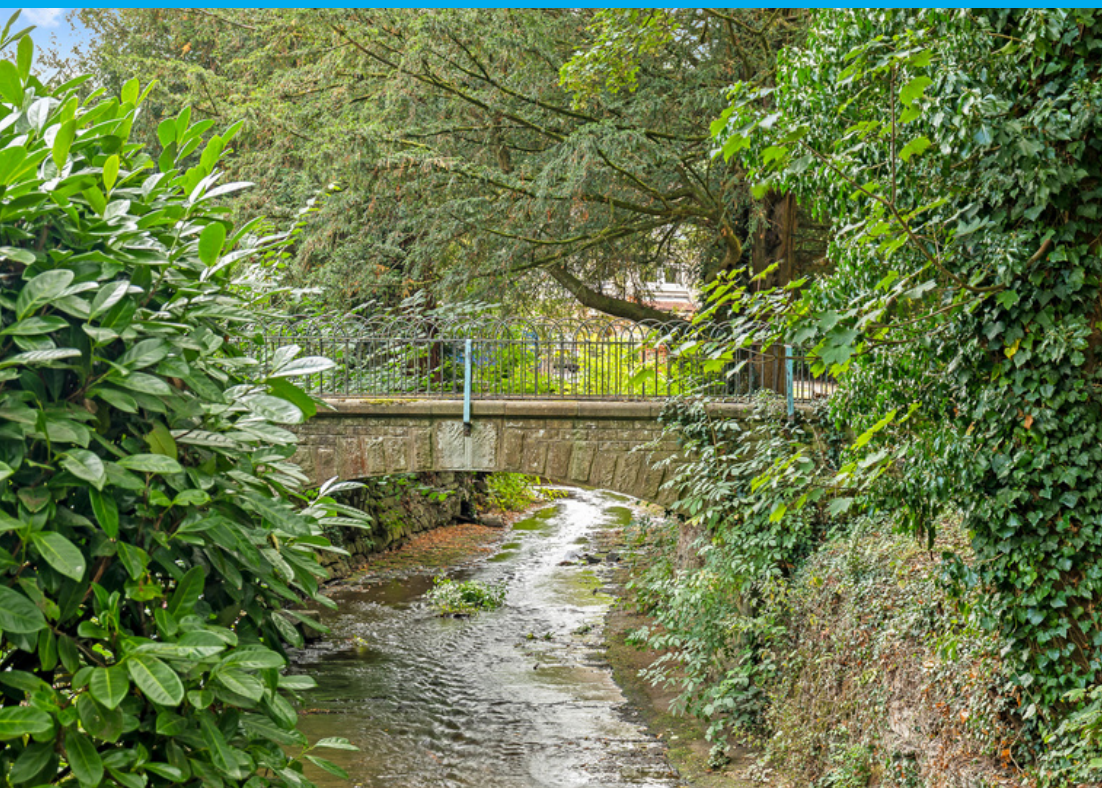












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