



GRANT'S
OF DERBYSHIRE

21 Far Green, Matlock DE4 3JF
Offers Around £350,000

We are delighted to offer For Sale, this extremely spacious, characterful, stone-built home which enjoys an elevated position, just on the outskirts of this popular town of Matlock. This home, believed to be originally a shop/grocers, has undergone an extensive programme of refurbishment with high quality fixtures and fittings throughout. All carpentry has been handcrafted to an extremely high standard and must be viewed to be appreciated. The property benefits from handmade double glazed windows and has full gas central heating. The accommodation comprises; Sitting Room, Dining Room, Breakfast Kitchen, Utility/Guest's WC and two good sized cellars with original stone thravls and salting troughs. On the first floor there are three good sized bedrooms, all enjoying quite superb, far-reaching views over the town and towards Riber Castle and a stunning contemporary family bathroom. Outside there is a small and private rear courtyard and to the front there is off street parking. Viewing Highly Recommended, Virtual Tour Available.



The Location

Tucked well back from the main thoroughfare along Matlock Bank, this home is conveniently placed around half a mile from the town's central facilities and handy for respected primary schools and a number of the town's more interesting pubs which offer fine fayre and real ales. The delights of the surrounding Derbyshire Dales and Peak District countryside is close at hand, whilst good road communications lead to the neighbouring townships of Bakewell, Chesterfield and Alfreton, the cities of Sheffield, Derby and Nottingham each lying within daily commuting distance. The railway station giving good access to the north and south is conveniently located in the centre of Matlock, a 10/15 minute walk from this home. This home enjoys an elevated position with superb far-reaching views over the town and towards Riber Castle.

Quality & So Much More

This home has undergone an extensive programme of refurbishment from top to bottom including re-wiring, re-plumbing, re-plastering (with traditional lime plaster) along with a new kitchen, bathroom, flooring and redecoration throughout. The carpentry inside this home is quite something, with the doors, shelving, staircase and balustrades all hand-crafted in solid oak. Careful consideration has been given to the age and character of this home with a number of original features being retained. The kitchen has been handmade and the bathroom has been refurbished with high quality contemporary fittings. All internal doors have been finished with high quality pewter door furniture.

Ground Floor

Accessing the property from the front, a substantial solid oak door opens directly into the

Sitting Room 15'8" x 12'0" (4.79 x 3.67)

A larger than average reception room, with LED lighting and bathed in natural light from the two large double glazed windows to the front and side aspects. There is a low level cupboard which houses the modern consumer unit, TV and Satellite connections and an open, double sided fireplace housing a multi-fuel stove which is set on a stone hearth with dressed stone lintel over. The oak door leads through to the

Dining Room 12'0" x 10'10" (3.67 x 3.31)

With a large double glazed window to the side aspect with built-in window seat (an ideal spot to sit and enjoy that view over the town!) and having a continuation of

the oak flooring. The fireplace with multi-fuel stove mirrors the set up in the sitting room. Oak steps and balustrade lead down to the

Breakfast Kitchen 11'11" x 11'8" (3.65 x 3.58)

With a vinyl tiled flooring and the staircase with oak handrail leads off to the first floor. Here we have a handmade range of solid wood wall, base and soft-closing drawer units edged with oak pillars and a leathered granite worktop over with inset Belfast sink and mixer tap over. The original stone fireplace has been exposed and now is the site for the five ring gas range with double oven and grill, A discreet extractor unit is housed within the stone lintel of the fireplace. There is a tall column radiator, an additional oak bench top and matching display shelves on "Button & Bead" wall panelling. There is plumbing for a dishwasher and a large double glazed window to the side aspect. A door leads through to the

Utility Room & WC 7'9" x 4'7" (2.38 x 1.4)

A dual purpose room with space and plumbing for a washing machine and tumble drier and having a wall mounted heated towel rail. There is also a contemporary suite comprising of a low flush WC and a vanity wash basin with storage cupboard beneath. A part glazed door leads out to the rear courtyard. Back in the kitchen, an oak door beneath the stairs leads down to the cellars.

Cellar Room One 16'1" x 12'0" (4.91 x 3.67)

A good sized space with original stone flagged floor, stone throwls and salting tray. There is power and light and a low level window to the side pathway which provides natural light.. An opening leads through to

Cellar Room Two 12'0" x 10'11" (3.67 x 3.33)

With a stone flagged floor, additional stone throwls and a large salting tray. The gas and electric meters are located here. A low level window to the side provides natural light.

First Floor

The oak staircase leads up to the first floor landing where there is a Victorian-style radiator and oak topped display plinths. The first door on the left leads into the

Family Bathroom 9'3" 6'1" (2.83 1.87)

With a quality waterproof laminate flooring and a four piece contemporary suite comprising of a tiled shower enclosure with high pressure thermostatic shower fittings over, a porcelain, double-ended bath with wall mounted "Mode" taps and spout, a concealed cistern dual flush

WC and a vanity wash basin set on a quartz top with a handmade oak cabinet beneath. There is a patterned glass double glazed window to the side aspect with oak sill, a heated towel towel rail and illuminated mirror.

Bedroom Three 11'3" x 5'9" (3.44 x 1.77)

With a Victorian-style radiator, a side aspect, double glazed window with oak sill providing superb far-reaching views, a built-in cupboard with oak doors which provides good storage for linen etc and is also the location for the "Baxi" boiler which provides the hot water and gas central heating for the home.

Bedroom Two 10'7" x 8'11" (3.23 x 2.73)

A double bedroom with side aspect double glazed window with oak sill and a Victorian-style radiator.

Bedroom One 15'8" x 12'1" (4.78 x 3.7)

The principal bedroom, bathed in natural light from the large front and side aspect double glazed windows with oak sills that provide superb views across the town and the surrounding countryside. There are USB enabled sockets, TV and fibre broadband connections and two Victorian-style radiators.

Outside

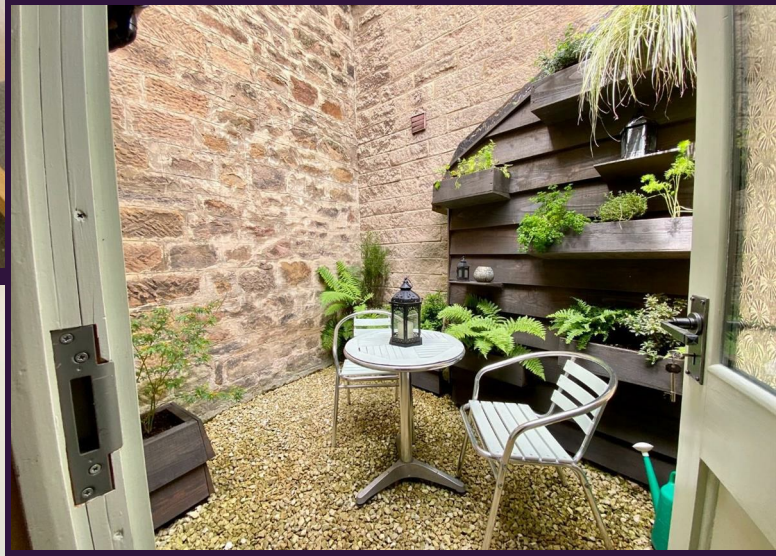
To the front of the property there is a gravelled driveway edged with natural stone sets providing off road parking. The stone flagged pathway to the side of the home leads down to the side door to the kitchen. Immediately to the rear of the utility/cloakroom there is a small and most private courtyard with external security lighting.

Directional Notes

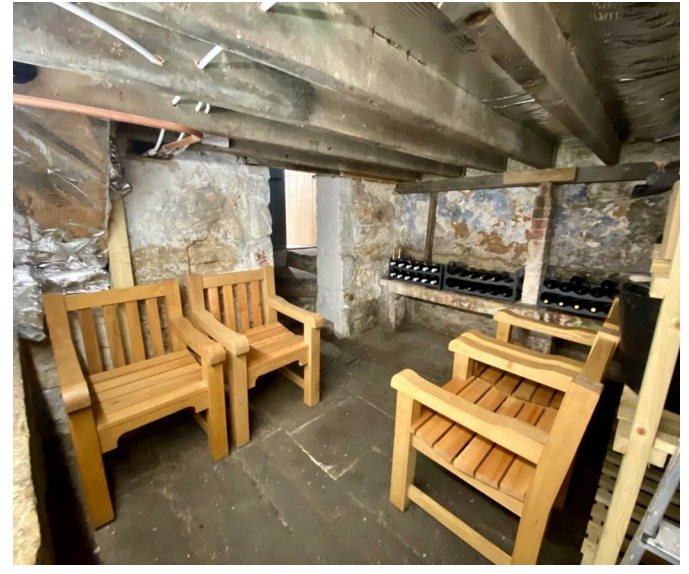
From Matlock Crown Square, take Bank Road rising up and out of the town, beyond County Hall, before turning left into Smedley Street. Proceed for around 400m before turning right into Far Green, just passed All Saints' Church. Continue up the hill for around 100m and no. 21 can be found on the left hand side as identified by our For Sale sign.

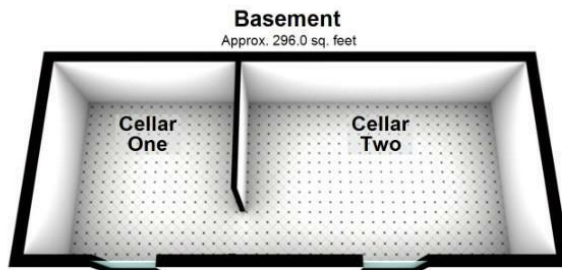
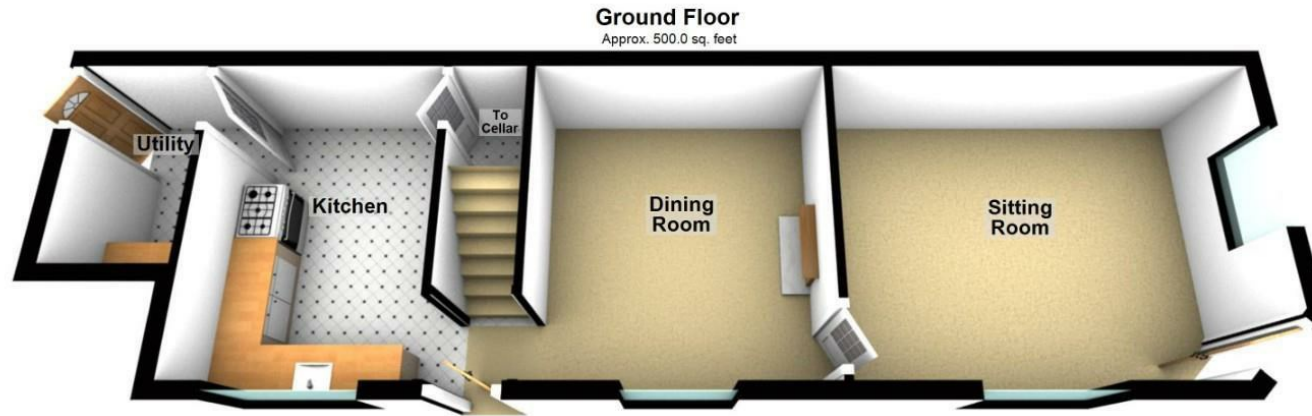
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1917.83 per annum.









Total area: approx. 1286.2 sq. feet

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	