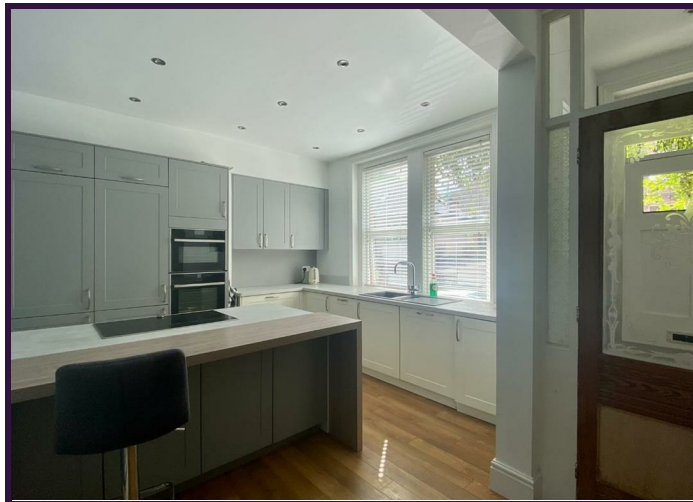




GRANT'S
OF DERBYSHIRE

Orchard House, 6 Holme Road, Matlock Bath DE4 3NU
Offers Around £369,995

Grant's of Derbyshire are delighted to offer For Sale this deceptively spacious end terraced period property located at the very heart of Matlock Bath. Full of character and offering plenty of flexibility regarding the use of rooms, the accommodation is set over four floors and briefly comprises large open plan kitchen/diner, two additional reception rooms, ground floor shower room, first floor bathroom, seven double bedrooms and a large basement. The home benefits from gas central heating and double glazing. To the rear is a fully enclosed garden and off the sitting room is a balcony which provides the perfect spot to sit and enjoy the fabulous far reaching views. Viewing highly recommended. No Upward Chain!



Location

Matlock Bath nestles within a beautiful stretch of the Derwent Valley within easy reach of all the delights of the Derbyshire Dales and The Peak District National Park. It is a popular village with a good range of facilities including a primary school, shops, cafes and restaurants and a wider range of amenities are available in the towns of Matlock and Wirksworth, both just two miles away. The A6 provides swift onward road travel to both the north and south and this in turn provides access to the A38 and the main motorway networks. Matlock Bath has its own railway station which is just a short walk from Orchard House thus providing easy access to Derby, Nottingham, Sheffield and London.

Accommodation

To the front of the property are two stone steps leading up to the hardwood and glazed entrance door which opens into the

Porch

With wooden flooring, this is a light porch with internal windows to each side and a part glazed door opening into the open plan kitchen diner.

Breakfast Kitchen 11'5" x 11'5" (3.50m x 3.50m)

A light and airy room due to the high ceilings and the two large windows. It is fitted with a good range of quality wall and base units with work surfaces and matching upstands. In addition is the island which incorporates further storage and a good sized breakfast bar. Integrated appliances include the dishwasher, Neff fridge and freezer, Neff double oven with warming drawer and the Neff digital four ring induction hob. The inset one and a half bowl sink with swan neck mixer tap is situated beneath the windows to the front aspect. There is tall feature radiator and the room is lit by inset spotlights.

Dining Area 11'5" x 8'6" (3.50m x 2.60m)

The removal of an internal wall means that the kitchen / dining room are open plan. This has created a fantastic, light filled space. Within the dining area is a window to the front aspect as well as a feature fireplace, tall radiator, fitted shelving and a floating storage unit.

Hallway

Off the kitchen/diner is an inner hallway from where there is access to the two reception rooms and the shower room. A further door opens to the stairs leading down to the basement and a beautiful staircase leads up to the first floor.

Lounge 12'5" x 11'9" (3.80m x 3.60m)

A stripped pine door opens to this spacious reception room with hardwood flooring and a large bay window providing a fantastic outlook over the rear garden and the rooftops of neighbouring properties towards High Tor and the surrounding countryside.

The recessed fireplace with tiled hearth houses the log burner and there is a built in cupboard to the left and fitted shelving to the right. The room is lit by wall lights as well as the central ceiling light.

Sitting Room 12'1" x 11'9" (3.70m x 3.60m)

This second reception room has an attractive feature fireplace with tiled hearth and wooden French doors allowing a delightful view and opening out on to the east facing balcony. This provides the perfect spot to sit and enjoy the excellent outlook. From the balcony are wooden steps leading down to the rear garden.

Shower Room 6'0" x 4'7" (1.85m x 1.40m)

This part tiled room is fitted with a three piece suite comprising low flush WC, wash hand basin set within a vanity unit and a thermostatic shower within a corner shower enclosure. There is an obscured glass window to the side aspect. The room is lit by inset spotlights and there is a mirror fronted wall mounted cupboard and a heated towel rail.

First Floor

The wide staircase leading up from the inner hallway reaches the

Landing

With access to the four bedrooms and the bathroom on this floor and having the staircase continue up to the second floor. There is also a useful built in airing cupboard.

Bedroom Two 11'9" x 11'5" (3.60m x 3.50m)

This is a good sized double bedroom at the rear of the house which has large windows allowing those fabulous countryside views. There is a decorative feature cast iron fireplace.

Bedroom Three 11'9" x 11'5" (3.60m x 3.50m)

Being the same size to the second bedroom, this double room has some useful built in storage and a window to the front elevation.

Bedroom Four 11'9" x 11'5" (3.60m x 3.50m)

Also the same size and bedrooms two and three, this room is at the front of the home with two windows allowing a pleasant outlook.

Bedroom Five 12'1" x 9'6" (3.70m x 2.90m)

The last of the four double bedrooms on this floor is to the rear, again enjoying far reaching views across the valley.

Bathroom 8'6" x 7'10" (2.60m x 2.40m)

Having two windows to the side aspect, this well proportioned bathroom, with laminate flooring, is fitted with a three piece suite comprising low flush WC, wash hand basin with vanity unit beneath and a panelled bath with electric shower over.

Second Floor

The staircase leading up from the first floor reaches the

Landing

From where doors open to the three bedrooms on this upper floor.

Principle Bedroom 24'7" 11'9" (7.50m 3.60m)

With a Velux window to the front aspect and a small skylight to the rear, as well as two large windows to the side offering excellent views to the South, this is a fabulous and spacious room which could be used in a multitude of ways from large principle bedroom to family room or work space or even a home gym.

Bedroom Six 11'9" x 9'10" (3.60m x 3.00m)

This is a particularly light double bedroom with a large Velux window to the front aspect.

Bedroom Seven 11'9" x 9'2" (3.60m x 2.80m)

With a skylight window and additional storage in the eaves.

Basement

Accessed from the hallway on the ground floor or from the rear garden, this basement offers three separate rooms occupying floorspace just slightly smaller than the ground floor. It could be used simply for storage but having plumber running water and mains power it could be used in a number of other ways.

Outside

To the rear of the property is a fully enclosed garden which incorporates a variety of well established trees, shrubs, bushes and plants. There is also a pond, log store, raised beds and a pleasant seating area.

A gated pathway runs along the side from the front of the home to the rear garden.

It should be noted that the neighbour has right of access across the rear garden to their property.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band E which is currently £2597 per annum.

Directional Notes

From our office in Wirksworth market place, proceed along Harrison Drive in the direction of Cromford. At Cromford Market Place, take a left hand turn onto the A6 in the direction of Matlock. Continue on the A6 through Matlock Bath taking a left turn opposite the The Midland public house onto Holme Road. Orchard House is located on the right hand side after a short distance. Although there is no allocated parking, on street parking is available opposite and close to the property.







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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C		59	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100) A			
(62-81) B			
(45-61) C			
(27-44) D			
(10-26) E			
(1-10) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	