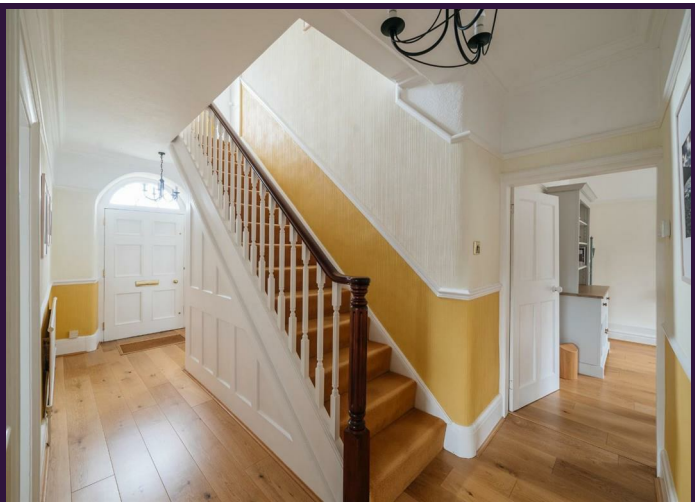




GRANT'S
OF DERBYSHIRE

The Rise & The Coach House, Church Street, Holloway, Nr Matlock DE4 5AY
Offers Around £925,000

We are delighted to bring to market, this substantial and elegant duo of homes located in the heart of this popular village of Holloway. These Derbyshire stone built properties date back to the late 18th century and have been sensitively updated by the current owners over the years with a host of your modern comforts whilst retaining a wealth of character and original features throughout. The Rise comprises of the main home and what was a cottage to the side which has been laterally integrated into the main home by the current owners. The Coach House, a separate detached building, offers additional flexible accommodation and is ideal for a number of uses such as a dependant relative's annexe or for those who wish to run a business from home. The properties sit in a good sized plot overall (just under 1/3 of an acre) and given the elevated position, enjoy quite superb views down the valley and across the adjacent open countryside. The properties benefit from gas central heating and double glazing. There is off street parking for several vehicles and a good sized garage. Viewing Highly Recommended.



The Location

This home is located in the centre of this popular village of Holloway within the Amber Valley and a short distance from The Peak District National Park. There is a thriving and vibrant community within Holloway with a number of scenic walks from the doorstep. We have an award-winning butcher and baker within the village and a full range of shops, supermarkets and amenities in nearby Wirksworth, Crich and Matlock. This home is well located for the commuter, with easy access to Matlock, Chesterfield, Sheffield, Derby and Nottingham. The railway stations located in Cromford/Whatstandwell give regular access to Derby and then London/Sheffield. There is a sought after primary school in nearby Lea and the secondary school in catchment to the village is Highfields, Matlock and a bus service runs to the school each day.

Quality & So Much More

This home has been meticulously maintained and is extremely well presented throughout. Many original features remain throughout the home such as the handsome grey marble fireplace in the lounge, elegant coving, picture rails, feature arches, hidden pull-up wooden shutters and lincrusta-style plaster ceiling. All of the shower and bathrooms in The Rise have recently been updated with quality fittings including; granite-topped vanity wash basins with storage cupboards beneath, dual flush WC's, stylish tiling and underfloor heating to some along with the kitchen. The new gas combination boilers were installed in 2023.

The Rise - Ground Floor Accommodation

Entered via a wrought iron gate which leads up steps, through the enclosed foregarden where the solid wood entrance door with arched window light over opens into the hallway, where doors lead off to the lounge, sitting room, snug, ground floor guest shower room/WC and cellar. The hallway continues through to the old kitchen with larder, utility and then bridging the original home with the cottage to the side, we find a garden room, dining kitchen and a stunning formal dining room.

The Rise - First Floor Accommodation

The elegant staircase from the ground floor rises up to this spacious, well lit landing having a sash window to the front aspect enjoying those superb far-reaching

views down the valley and across the surrounding countryside. Doors lead off to three good size bedrooms, a modern shower room, then, passing through a study area, two further good sized bedrooms and a modern family bathroom.

The Rise - Second Floor Accommodation

The staircase rises from the first floor to a small landing area where doors lead to two good sized rooms which can be used for bedrooms or as home offices etc. Both rooms have wall mounted electric heaters and enjoy rear aspect views over the garden via the large Velux windows.

The Coach House

Formerly a coach house with stables and more recently a holiday let, the current owners of The Rise use this as an annex to their own property. The building could easily be reconfigured once again for use as self-contained living accommodation for a dependent family member or to serve as a rental. It is a handsome stone-built detached property which benefits from gas central heating and has high quality hardwood double glazing throughout.

Ground Floor - The Coach House

The property can be entered on the ground floor by the door to the front which opens into a good sized entrance hallway with tiled flooring and a window to the front aspect. A staircase leads up to the first floor and to the rear of the room are doors opening to a storeroom and a WC. There are two main rooms on the ground floor: a spacious reception room which could serve a number of purposes but is currently used as an office, and a workshop. With some alterations this could make a second reception room with the former carriage opening providing a pleasant window to the front aspect. To one corner is the wall mounted Worcester combination boiler which was installed in August 2023 and services the hot water and the central heating.

First Floor - The Coach House

The current layout of the first floor includes a spacious, light and airy sitting room, a snug, a kitchen area and a bathroom. The windows to the front and side aspects provide most pleasant and far reaching countryside

views. The necessary plumbing remains in place in the bathroom for a bath or shower to be reinstalled and likewise there is still plumbing in the kitchen to add further appliances as required. There is access to the fully boarded attic space via the large hatch in the kitchen with pull down ladder and to the side aspect is a entrance door opening to the steps on the exterior of the building.

Outside

The properties sit within a generous plot overall and have off street parking for several vehicles via the block paved driveway to the front or the driveway to the side in front of the garage. The garden to the rear is accessed via stone steps which lead up to a sun terrace and then extensive lawned garden, part divided by the dry stone wall to the centre and having an ornamental pond and a wealth of plants and trees within its borders. The garden enjoys an elevated position and superb views can be enjoyed from the top terrace. There is a potting shed, greenhouse and external stone built store. To the front of the property there is a foregarden laid mainly to lawn, divided by a central stone flagged pathway and steps, fully enclosed by ornate cast iron railings. A workshop is attached to the side of the home which has power and light.

Directional Notes

From our office in Wirksworth Market Place we would advise driving in the direction of Cromford and at the traffic lights at the bottom of the hill turn right onto the A6 and then immediately left passing Arkwright's Mill on the left hand side and then over the bridge leading onto Lea Rd. Continue along this road for 2.5 miles and eventually you will enter the village of Holloway and The Rise will be found immediately in front of you, on the left hand side, as identified by our For Sale sign.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band G which is currently £3464 per annum.

Garage 16'4" x 15'9" max (5m x 4.81 max)

A good sized garage accessed via a remote controlled roller door to the front. On the lower level, to the side, the garage can be accessed via the garden leading into a ground level utility area, an ideal space for additional appliances, freezers etc. Power and light laid on.



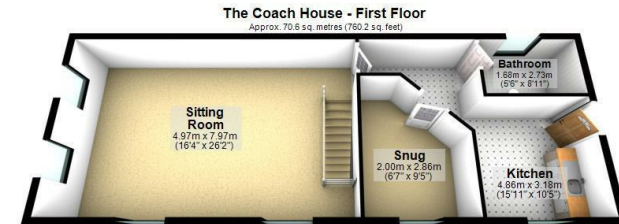
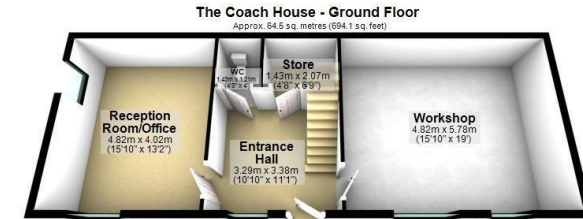
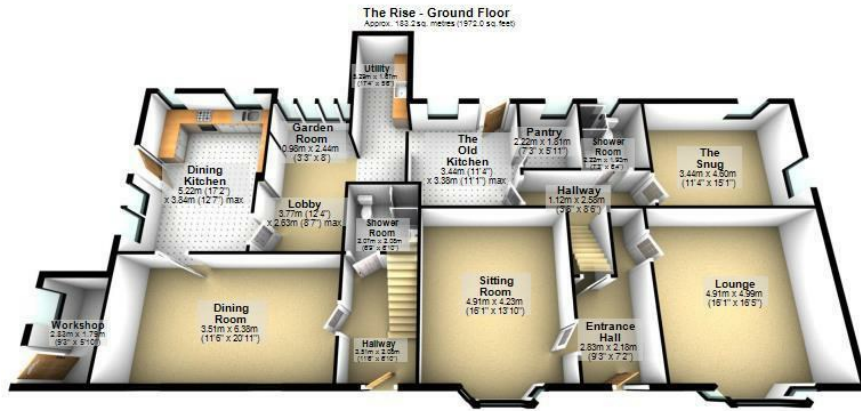




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OF DERBYSHIRE

The Coach House





Total area: approx. 346.5 sq. metres (3729.6 sq. feet)
This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Total area: approx. 135.1 sq. metres (1454.3 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		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(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	72	58

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(95-100) A			
(81-94) B			
(65-80) C			
(50-64) D			
(35-49) E			
(21-34) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		