



GRANT'S
OF DERBYSHIRE

198 Dale Road, Matlock Bath DE4 3PT
Offers Around £229,995

We are delighted to offer For Sale, this character cottage which is situated between the towns of Matlock and Matlock Bath. This home enjoys an elevated position with superb views across the valley and towards High Tor. The property benefits from gas central heating and uPVC double glazing and is extremely well presented throughout. The accommodation comprises; sitting room, dining area and kitchen, a four piece family bathroom, two double bedrooms and a most useful loft room which offers a number of potential uses. Outside there is a paved patio area to the front and a garden to the rear backing onto woodland, both of which enjoy quite stunning views. Most uniquely, this home has off street parking for two cars. Viewing Highly Recommended. Virtual Tour Available. No Upward Chain.



The Location

Matlock Bath nestles within a beautiful stretch of the Derwent Valley and it provides easy access to the delights of the Derbyshire Dales and The Peak District National Park. Matlock, Wirksworth, Cromford and Ashbourne are all easily accessible for daily commuting. Matlock Bath has its own railway station thus providing easy access to Derby, Nottingham and Sheffield. This home is located in Matlock Dale, enjoying an elevated position on the hillside with views across to High Tor Cliff face and the surrounding woodland. The village of Cromford (A World Heritage Site), is equally accessible and home to Sir Richard Arkwright's Cromford Mills.

Ground Floor

The property is accessed from the parking area where stone steps lead up and around to a gate opening into the paved foregarden. A part glazed uPVC double glazed door opens to the

Sitting Room 11'8" x 112'0" (3.56 x 34.16)

A light and airy reception room with a uPVC double glazed window to the front aspect offering views over towards High Tor. There is a feature exposed brick chimney breast with stone lintel over, matching wall lights and a TV point. A doorway leads through to the

Dining Area & Kitchen 18'9" x 11'4" (5.74 x 3.459)

Another good sized reception room, flooded with natural light from the side aspect uPVC double glazed window. There is an exposed brick fireplace with stone lintel over and an inset multi-fuel stove set within, a pleasing focal point. There is ample space for a family-sized dining table and chairs here. The staircase rises up to the first floor and the high level cupboard houses the modern consumer unit. The large opening with step up leads to the kitchen where we have a modern

range of wall, base and drawer units with contrasting black granite-effect worktop over. There is an integrated wine rack, fridge, freezer, freestanding electric cooker and space and plumbing for a washing machine within a double base unit. The part glazed uPVC double glazed door leads out to the side pathway and steps to the rear garden.

First Floor

On arrival at the first floor landing, the first ledged cottage door with ornate hinges leads into

Bedroom One 11'10" x 112'0" (3.61 x 34.146)

A double bedroom and well lit by the uPVC double glazed window to the front aspect providing those aforementioned views towards High Tor and across the valley.

Bedroom Two 9'0" x 6'11" (2.76 x 2.13)

A good sized room with side aspect uPVC double glazed window. Door leads to the loft room.

Family Bathroom 7'6" x 6'7" (2.31 x 2.02)

Half tiled and with a four piece suite comprising of a vanity wash hand basin with shaver point and storage cupboard beneath, a low flush WC, panelled bath and separate shower enclosure. There is a chrome heated towel rail and an obscure glass window to the side.

Second Floor

From bedroom two, a ledged cottage door opens to the staircase which leads up to the

Loft Room 11'9" x 11'8" (3.59 x 3.57)

With a feature exposed arch brick wall and a Velux and side aspect uPVC double glazed window to the side, this room offers a number of potential uses such as a home office or craft room. The Worcester gas combination boiler is located here. There is power and light here and a good level of

storage provided into the eaves on both sides. Within one of the eaves storage cupboards the vendors have installed a Positive Input Ventilation system (PIV) which ensures that the home has a good circulation of air thus limiting dampness and condensation. Further details are available on request.

Outside & Parking

Accessed via steps to the side, we find a terraced garden at the rear of the property which backs onto woodland and enjoys great views and a high level of privacy. To the side of the home there is a good sized timber shed having power and light. Immediately to the front of the property there is a delightful paved foregarden with a water feature, all enclosed by low level hedgerow and again enjoying superb views over towards High Tor and the surrounding hills and countryside. At the base of the steps that lead down from the property, there is an allocated space for two cars that can be parked side by side.

Directional Notes

The approach from our office in Wirksworth market place is to drive in the direction of Cromford and upon reaching the traffic lights at the bottom turn left onto the A6 towards Matlock. Travel through and past Matlock Bath and the driveway to the property is on the left hand side shortly after the last of the on road parking available there. We would advise parking on the A6 and walking up to the property on an initial visit.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.









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.

