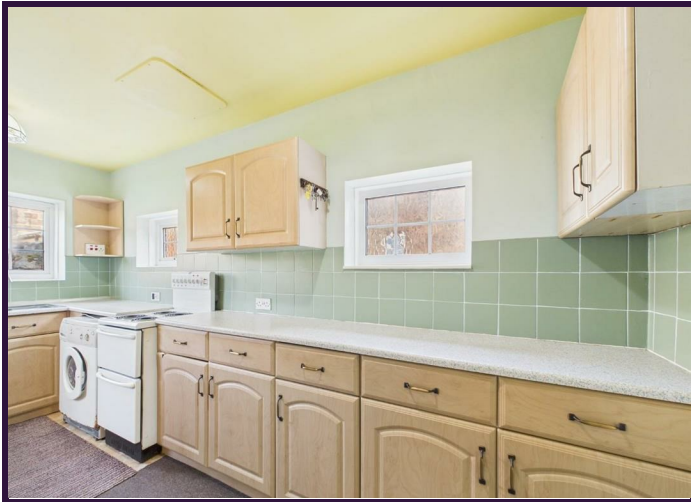




GRANT'S
OF DERBYSHIRE

The Cottage Upper Holloway, Matlock DE4 5AW
Offers Around £229,995

This delightful terraced stone cottage enjoys simply breathtaking views across the Derwent Valley and is now available for sale in Upper Holloway, just a short distance from the popular village of Holloway. The Cottage offers great potential for a programme of refurbishment and briefly comprises: kitchen, dining room and sitting room to the ground floor; two bedrooms and bathroom to the first floor. Outside there is the most charming country garden. Viewings are highly recommended to fully appreciate the possibilities this property has to offer! No upward chain.



Location

Holloway is a pretty and popular village within the Amber Valley, just a short distance from The Peak District National Park and with fantastic scenic walks from the doorstep. Also just over the hill is Lea Gardens, a beautiful Rhododendron gardens with an excellent cafe. Dethick, Lea & Holloway are a thriving community, organising many events throughout the year and the local primary school is highly rated. There is an excellent butchers shop within the village and nearby Crich offers more general shopping, a bakery, cafe and pubs. There is easy road access from Holloway to other towns in the area such as Wirksworth, Matlock and Belper, with Derby a little further afield. You'll find railway stations at Whatstandwell and Cromford just a short drive away, with their links to the national rail network.

Ground Floor

The property is accessed off a quiet, shared lane and through the garden gate to reach the white uPVC entrance door, which opens into the

Kitchen 14'5" x 6'3" (4.41 x 1.91)

Fitted with a good range of wall, base and drawer units and stainless steel sink set within a roll top laminate worktop, plus tiled splashback. There are two double glazed, uPVC windows to the side aspect and another above the sink to the front aspect which overlooks the garden. There's space for a freestanding cooker, fridge freezer and space and plumbing for a washing machine.

Dining Room 11'0" x 10'3" (3.36 x 3.13)

With a double glazed uPVC window to the front aspect and exposed beams to the ceiling, this is a really good sized room, full of natural light.

Sitting Room 14'9" x 10'6" (4.51 x 3.22)

This generous living space enjoys plenty of natural light thanks to a large rear-facing window with stunning views. The room is rich in character - full of original features such as the exposed wooden ceiling and beams, and striking stone fire surround which provides a fantastic focal point for the room. There is a back boiler behind the coal effect gas fire.

First Floor

Stairs lead up from the sitting room to reach the first floor landing where doors open to the two bedrooms and bathroom.

Bedroom One 12'11" x 7'9" (3.94 x 2.37)

This double bedroom offers plenty of light, and useful airing cupboard. The double glazed window to the rear aspect offers simply spectacular views over the Derwent Valley.

Bedroom Two 12'7" x 6'0" (3.84 x 1.85)

This bedroom also offers plenty of natural light from the front aspect window overlooking the pretty lane and cottage garden.

Bathroom 9'6" x 4'7" (2.92 x 1.42)

This bathroom offers a three piece suite comprising bath with shower over, pedestal

sink, low flush WC, and obscured glass, double glazed uPVC windows to both the front and side aspects.

Outside

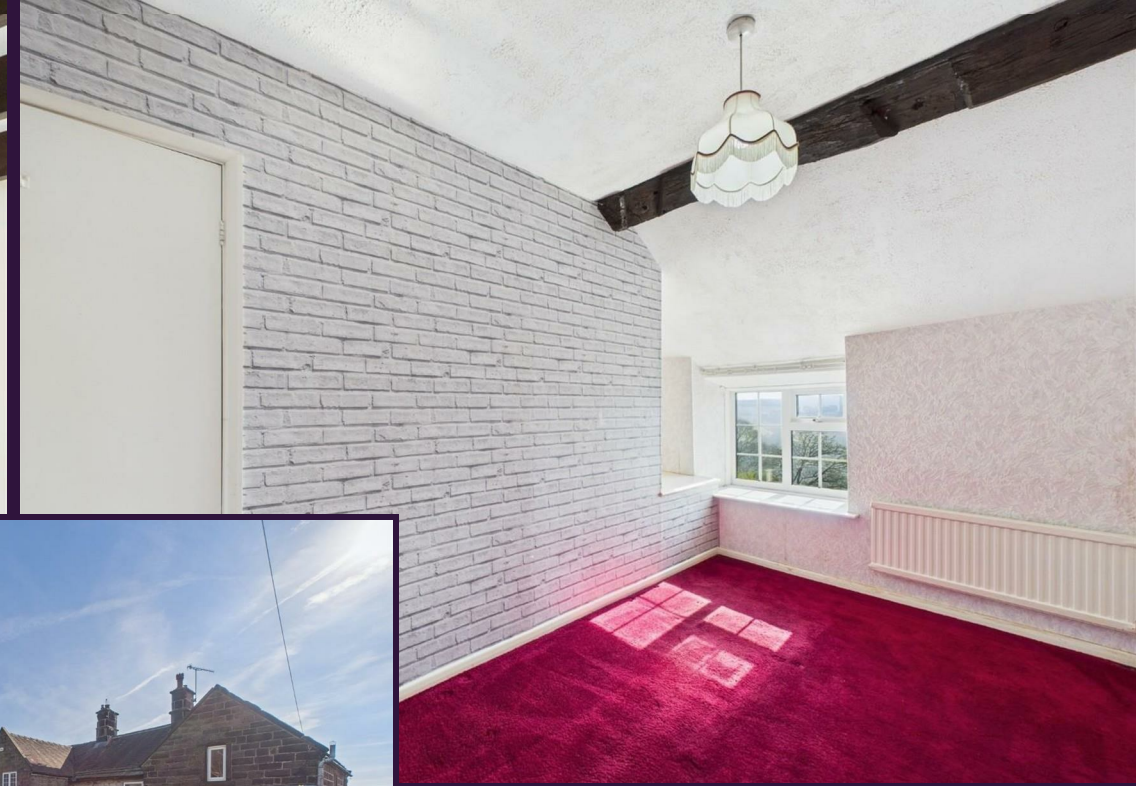
To the front of the property is a beautiful cottage garden surrounded by stone walls and with well-established lawns, flower beds, plants and shrubs. You'll also find stepping stones, a small stream running through the garden, plus a greenhouse and useful wooden shed. Please note the garden to the rear of the cottage belongs to another property.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band B which is currently £1705 per annum.

Directional Notes

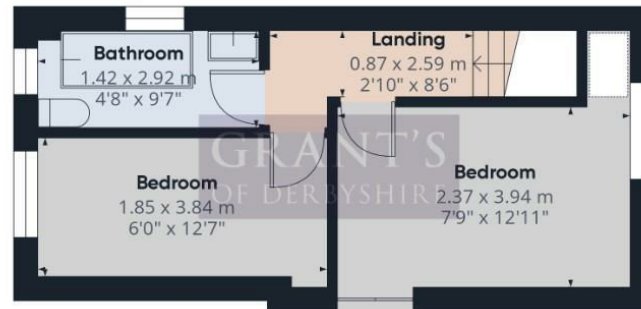
From our office in Wirksworth Market Place we would advise driving in the direction of Cromford and at the traffic lights at the bottom of the hill, turn right onto the A6 and then immediately left, passing Arkwright's Mill on the left hand side and then over the bridge leading onto Lea Rd. Continue along this road for 2.5 miles and you will enter the village of Holloway. Pass the turning for Church Street on the left and take the next left onto The Hollow. Travel up The Hollow for a minute or so until you see the Cottage on your right hand side as denoted by our 'For Sale' board. For your viewing we recommend you park next to the wall belonging to the property.







Floor 0



Floor 1

Approximate total area⁽¹⁾

57.54 m²
619.35 ft²

Reduced headroom

0.81 m²
8.71 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

