



GRANT'S  
OF DERBYSHIRE

27 Rockside Steps, Matlock DE4 3HB  
Offers Around £234,995



This charming two bedroom, plus attic room, semi-detached cottage enjoys the most stunning views over Matlock and surrounding area. Located down a quiet lane in the heart of the Matlock Bank Conservation Area, this property has all the charm of a stone cottage with the benefit of having been substantially refurbished by the current vendor, including a new boiler in 2019, full rewire in 2007, plus a hand built oak kitchen and new shower room. The property benefits from gas central heating and double glazing throughout and the accommodation briefly comprises, Entrance Porch, Living Room, Dining Room and Kitchen to the ground floor. Two Bedrooms and Shower Room to the first floor and a spacious Attic Room on the second floor. Outside there is an enclosed patio garden to the front of the property and to the rear, a garden on several levels, offering room for planting, plus outbuildings for storage. Virtual Tour Available. Viewing Highly Recommended.



## Location

This charming cottage is ideally located down a quiet lane with stunning views over Matlock and beyond. It is just a short distance from all the facilities the vibrant county town of Matlock has to offer including good schools, shops, cafes and restaurants, pubs, medical facilities, library, leisure centre and more. Set in the Derbyshire Dales with its lovely countryside walks and cycle rides, the Derwent Valley World Heritage Site and Peak District National Park are just a short drive away. Other local sites of interest include the market towns of Ashbourne and Bakewell and stately homes such as Chatsworth House, Haddon Hall and Kedleston Hall. You are also within easy reach of larger towns / cities such as Chesterfield, Sheffield, Derby and Nottingham.

## Ground Floor

From the lane, steps lead up to a path through the patio garden to reach the part glazed wooden door which opens into the

### Entrance Porch 5'6" x 3'0" (1.68 x 0.93)

With stone flooring, the entrance porch is the perfect place to store all your boots, bags and coats. A part glazed wooden door leads into the

### Living Room 11'9" x 11'2" (3.59 x 3.41)

A very well proportioned room with natural stone flooring, a stone, decorative feature fireplace, and exposed wooden beams in the alcoves either side of the chimney breast. The large, double glazed uPVC window to the front aspect lets in plenty of natural light and offers fabulous views. A wooden door opens into the

### Dining Room 9'4" x 9'3" (2.85 x 2.84)

A really good sized, attractive room with natural stone tiled flooring and the stunning original, stone, feature fireplace with downlights. There is a double glazed uPVC window to the rear aspect, a good amount of storage behind bespoke, pine panelled doors. Stairs lead up to first floor and a door leads into the

### Kitchen 8'6" x 7'0" (2.61 x 2.15)

With a continuation of the natural stone flooring, the kitchen features a good range of beautiful, handmade oak wall, base and drawer units, that are really built to last. There are complementary laminate worktops and stone tiled splashback. There's a four ring gas hob, electric oven and grill with extractor over, and a 1.5 stainless steel sink with mixer tap. The Worcester Bosch boiler is located here and was installed in 2019. The part glazed rear door opens out to steps up to the rear garden.

## First Floor

Stairs lead up from the dining room to reach the first floor landing. Wooden, handmade doors lead into the shower room and two bedrooms.

### Bedroom One 11'6" x 9'9" (3.53 x 2.99)

A light and airy double bedroom with a double glazed uPVC window to the front aspect that offering fantastic views over Matlock and the surrounding area.

### Shower Room 5'11" x 4'0" (1.82 x 1.24)

This shower room was fitted in 2023 and features a large walk in shower unit with thermostatic shower over, wall hung wash basin and corner fitting, dual flush WC, and porcelain floor and wall tiles.

### Bedroom Two 8'9" x 6'3" (2.67 x 1.93)

With a rear aspect double glazed uPVC window and stairs which lead up to the

### Attic Room 11'5" x 10'2" (3.50 x 3.12)

A lovely open space with metal ballustrade. The Velux skylight lets plenty of natural light into the room which would be perfect as a bedroom, study or even hobby room.

## Outside Space

To the front of the property is a pretty patio garden which offers fabulous views over Matlock. To the rear, old stone steps lead up from the kitchen to reach a gravelled area which is perfect for all your plant pots, there is a stone outbuilding and wooden shed which both have power, plus lights in the shed. There is access at the top of the garden to a shared path and bin storage area.

## 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.

## Directional Notes

From the roundabout at Matlock Town centre, turn left up Bank Road (past Costa Coffee on your right) all the way to the top where the road becomes Wellington Street and then take a sharp left hand turn into Cavendish Road. Proceed along Cavendish Road until you reach the turning for Rockside Hydro & Cavendish Apartments and you will find Rockside Steps immediately afterwards on your left hand side. For your viewing we recommend that you park on Cavendish Road and walk down Rockside Steps to find the cottage almost at the end of the row facing down the hill.













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.

