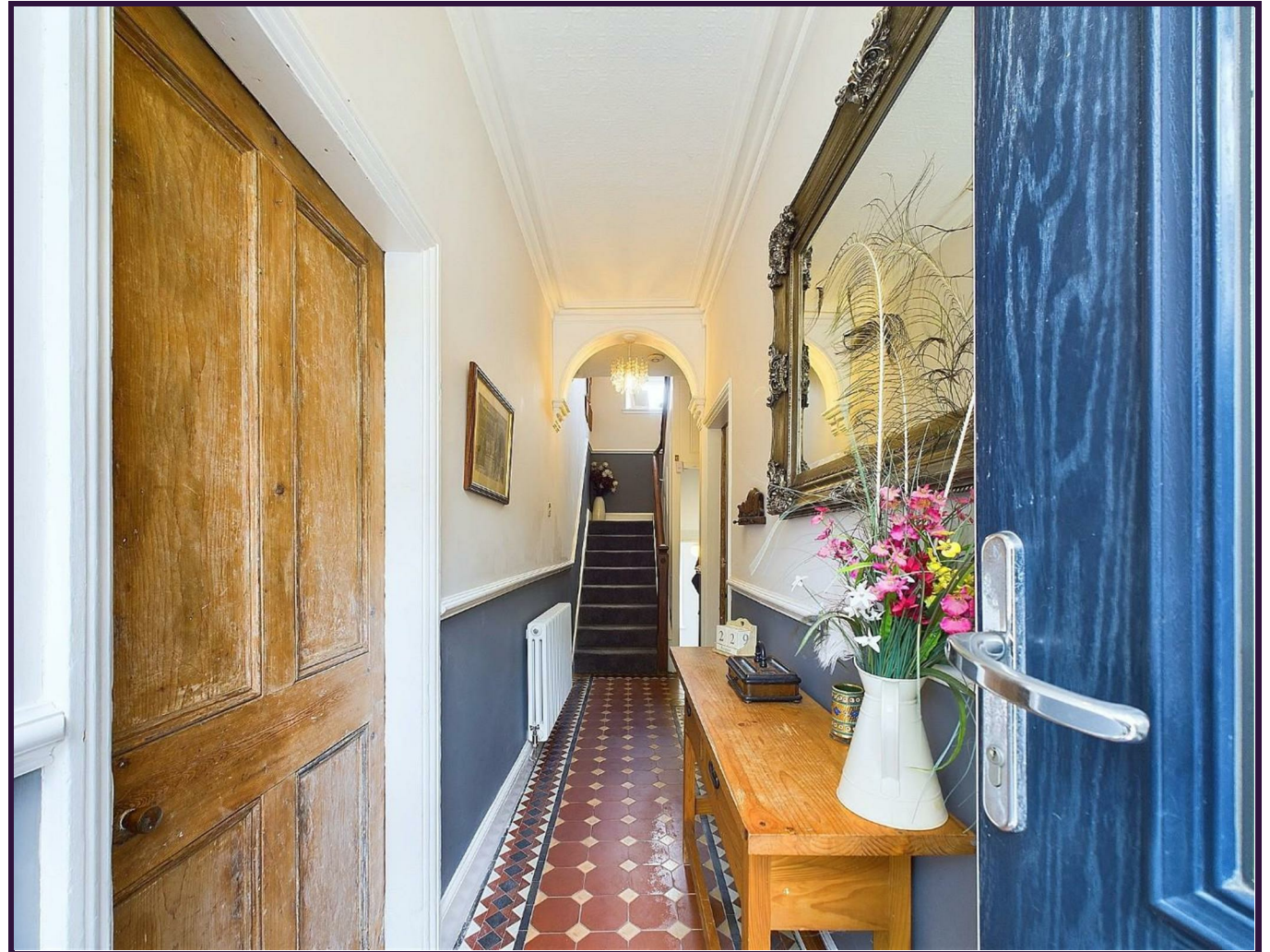
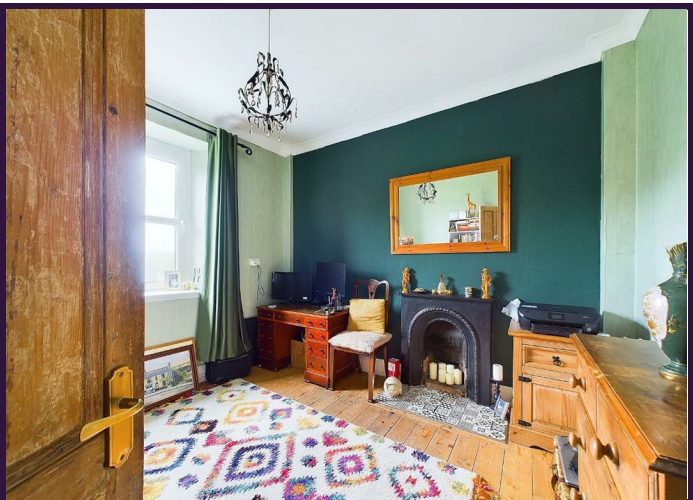




GRANT'S
OF DERBYSHIRE

3 Church Street, Holloway, Matlock DE4 5AY
Offers Around £550,000

We are delighted to offer For Sale, this handsome, three/four bedroom, stone built detached home which is located in the heart of this popular village of Holloway. This home, presented over three floors was originally the village Butcher's and has a wealth of character and original features throughout. The property benefits from gas central heating, uPVC double glazing and income-producing solar panels. The accommodation comprises; entrance hall, sitting room, lounge/ground floor bedroom, and on the first floor we have three double bedrooms and a family bathroom. On the lower ground floor we have a superb open plan dining kitchen, utility and snug. Outside there is a larger than average rear garden with a stone flagged patio, a delightful place to sit and enjoy those superb far-reaching views. There is off street parking and a good sized garage to the side (which could be potentially integrated into the main accommodation). Viewing Highly Recommended. Virtual Tour Available.



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.

Ground Floor

The wood-effect, part glazed uPVC double glazed door opens into the

Entrance Hallway

With a "Minton-style" tiled flooring, dado railing and elegant coving to the ceiling, this is an impressive reception hallway with hooks for coats and hats etc. The staircase rises to the first floor. The stripped pine door on the left leads into the garage, the next one on the right leads into the

Sitting Room 12'9" x 12'2" (3.89 x 3.71)

With part wood panelled walls and elegant coving to the ceiling, this is a light and airy reception room with a large uPVC double glazed window to the front aspect. There is a carved wood fire surround with a coal-effect gas fire inset on a marble hearth. TV point. Shelved recess.

Lounge/Ground Floor Bedroom 11'0" x 10'3" (3.37 x 3.14)

With a stripped pine wood flooring, this room is currently used as a home office but could also have a number of uses such as a ground floor bedroom or a second reception room/lounge. There is a cast iron fireplace with tiled hearth and a uPVC double glazed window overlooking the rear providing superb views down the valley and across the surrounding countryside.

First Floor

From the ground floor the elegant staircase with curved, polished handrail rises to the first floor landing where the first door on the left leads into

Bedroom Two 11'0" x 10'4" (3.36 x 3.16)

A double bedroom, neutrally decorated with a rear aspect uPVC double glazed window offering those aforementioned views. There is a full height, built-in cupboard which has shelving for linen and other household items.

Bedroom Three 12'2" x 8'5" (3.72 x 2.59)

A good sized room with front aspect uPVC double glazed window.

Family Bathroom 8'6" x 7'10" (2.6 x 2.39)

With a tile-effect vinyl flooring and a traditional white suite comprising; panelled bath with a mixer tap shower fitting over, pedestal sink and a low flush WC. There is an arch-topped, obscure glass, uPVC double glazed window to the front aspect.

Bedroom One 13'0" x 11'3" (3.97 x 3.44)

The principal bedroom with a bank of fitted wardrobes and a front aspect uPVC double glazed window. There is a stone surround with cast iron fireplace inset.

Lower Ground Floor

Back on the ground floor, a stripped pine door gives access to the staircase which descends down to the lower ground floor. The door on the left leads into the

Ground Floor Shower Room & WC 8'1" x 2'6" (2.48 x 0.78)

With stylish wall and floor tiling and a modern white suite comprising of a low flush WC, a rectangular wash basin with mixer tap and storage cupboard beneath and a walk-in, fully tiled shower enclosure with recesses for shampoos etc and an electric shower over.

Open Plan Dining Kitchen 27'9" x 12'0" (8.47 x 3.66)

The owners here have carried out a superb conversion of this lower floor resulting in a larger than expected light and airy social space. There is a tall, column-style radiator and an exposed stone feature wall. At one end of the room we have a modern, extensive range of wall, base and drawer units with worktop over, tiled splashbacks and an inset 1.5 bowl acrylic sink with mixer tap. Integrated appliances include an eye level electric oven, dishwasher, fridge, freezer and electric hob with an angled extractor hood over. Fully glazed uPVC doors open out onto the stone flagged terrace and gardens. At the other side of the room we have ample space for a large dining table and chairs. Part glazed double doors open to reveal the

Utility Cupboard 9'2" x 4'7" (2.8 x 1.4)

With space and plumbing for a washing machine and tumble drier and providing storage space for household cleaning appliances etc. Back in the dining kitchen, a large opening leads through to the

Snug 11'0" x 10'4" (3.37 x 3.16)

A delightfully cosy room with an original stone-built fireplace with an electric, cast iron stove set on a tiled hearth. There is a TV point and fully glazed uPVC doors open out onto the stone flagged sun terrace.

Outside

To the front of the home there is a low maintenance, gravelled foregarden with a number of ornamental plants, fully enclosed by ornate, cast iron railing. The driveway to the side provides off road parking for one vehicle. A wide pathway with steps leads down to the rear garden. Immediately to the rear of the home we have a stone flagged terrace just to the rear of the dining kitchen on the lower ground floor. This is the ideal spot to sit and enjoy those superb views down the garden and to the surrounding countryside beyond. Stone steps lead down to the next garden level where we find a section of lawn bordered by a variety of mature trees and plants. There is another stone flagged seating area to the side. The pathway continues down to the next level where we find a fairly level lawned garden, again bordered by a variety of plants and trees, enclosed by dry stone walling. Sturdy steps with wrought iron balustrade lead down to a gravelled area with raised timber sleepers providing beds for growing vegetables and soft fruits. Steps lead down to an arched wrought iron gate which opens onto a private road at the bottom providing the opportunity of parking another vehicle if required.

Garage 13'11" x 11'5" (4.26 x 3.49)

This was the original Butcher's shop to the village and still has ceramic tiling depicting its former use. This is a good space and offers potential for integration into the main home (subject to planning approvals etc) The side door leads into the main home's entrance hall.

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. Continue 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 then Church Street is the next turning on the left. Continue along the road and the subject property will be found 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 D which is currently £2192 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.

