



Cliffside House Wakebridge
Matlock





Property Description

Burchell Edwards are pleased to bring to the market a substantial family home situated on the outskirts of Crich, offering great opportunities for family accommodation, business and home working in a beautiful rural setting. A four bedroom family home is accompanied by an adjacent annexe providing two self-contained apartments currently in use as holiday lets but offering a variety of business opportunities. There are outstanding countryside views from almost every room of the house, part of which dates back to the 1830s, retaining features of that period while benefitting from a more recent kitchen/ dining extension, ideal for modern living. The accommodation is set within one acre of land providing large patio, formal and woodland gardens, vegetable garden, double garage, two sheds and greenhouse and ample parking via a tarmacked driveway. There is also the option to acquire a two acre pasture subject to separate negotiation. The property benefits from a large solar installation and EPC rating of A.

Entrance Hallway

The property is entered via a door to the front elevation into a spacious hallway where there is a multi-fuel burner with stone surround, stairs off leading to the first floor, spot lighting to the ceiling, tiled flooring, a radiator, open access leading to the rear hall and door leading to the sitting room.

Rear Hall

Having spot lighting to the ceiling, tiled flooring, a radiator, doors off leading to utility room, day room and kitchen and an opening to the study.

Day Room

18' x 13' 6" Max (5.49m x 4.11m Max)

Being a bright and airy room with double glazed windows to the front and a side elevations, two radiators, decorative coving, decorative ceiling rose and stunning open countryside views.

Study

8' 6" x 7' 9" (2.59m x 2.36m)

Having double glazed window to the side elevation, tiled flooring, a radiator, spot lighting to the ceiling and door opening to the solar control cupboard.

Cloakroom

Fitted with a low level W.C, pedestal wash hand basin, heated towel rail, extractor fan, tiled flooring, plumbing for washing machine, space for a tumble dryer with work surface over, wall units, under unit lighting and unit enclosing the fuse box and smart meters.

Utility Room

Having a wall mounted boiler, underfloor heating controls, stainless steel sink with mixer tap over, wall and base units with work surfaces over, sky light, UPVC double glazed door to the side elevation, extractor and heated towel rail.

Breakfast Kitchen

Irregular Shaped Room 26' 4" Max x 27' 1" Max (8.03m Max x 8.26m)

Fitted with hacker high gloss matching wall and base units with resin quartz work surface over with and inset stainless steel one and a half sink unit with boiler water tap over, breakfast bar, integrated dishwasher, five ring gas hob, extractor over, integrated electric oven and combi microwave oven, space for a fridge freezer, door to walk-in pantry with space for additional fridge freezer, power, light and an extractor fan, spot lighting, electric sky light, down lights over the breakfast bar, an additional stainless steel sink with mixer tap over and additional base units and tiled flooring with underfloor heating.

Dining Room

Being a light and airy room with a part vaulted ceiling, two set of double opening aluminium French doors to the side elevation leading out to the patio area, a double glazed window to the front elevation, under floor heating, sky light and benefiting from stunning countryside views.

Sitting Room

Having double glazed window to the front elevation with stunning countryside views, original decorative beam, under floor heating and a multi-fuel burning stove with original stone surround.

First Floor Landing

Having double glazed feature window to the front elevation, feature fireplace with stone surround, door to the storage cupboard and loft access.

Bedroom One

13' 6" Max x 14' 10" Max (4.11m Max x 4.52m Max)

Having double glazed window to the front and side elevations, two radiators and sliding door opening to the en suite.

En Suite

Having a mains fed shower cubicle, pedestal wash hand basin, low level W.C and heated towel rail.

Bedroom Two

11' 2" Max x 11' 2" (3.40m Max x 3.40m)

Having double glazed window to the front elevation, a radiator and feature fireplace with stone surround.

Bedroom Three

15' x 7' 11" (4.57m x 2.41m)

Having loft access, built-in double storage cupboard, double glazed window to the side elevation and a radiator.

Bedroom Four

10' 3" x 8' (3.12m x 2.44m)

Having UPVC double glazed window to the side and rear elevation, built-in wardrobe and a radiator.

Bathroom

Having an obscured UPVC double glazed window to the rear elevation, P-shaped bath with mixer tap over and electric shower over, low level W.C and vanity wash hand basin with mixer tap over, bidet, a radiator, heated towel rail and tiled splashbacks.

Outside

To the front of the property is a generous frontage with ample off road parking and outside storage, raised seating area to enjoy the views, beautiful lawned area surround with borders stocked with an arrangement of flowers, bushes and shrubs, dry stone boundary wall and side access leading to a raised vegetable beds, green house, paved seating area, two timber sheds, log store, outside power and lighting, outside tap and steps up leading to the rear.

The rear is a beautiful woodland area.

Garage

19' 1" x 16' 1" (5.82m x 4.90m)

Being a prefab concrete garage with up and over door, power, lighting and a drainage.

Holiday Let Flats

Flat One (Ground Floor)

Irregular Shaped Room 22' 3" x 19' 1" (6.78m x 5.82m)

Flat one is an open plan living/ kitchen and bedroom and has two double glazed windows to the front elevation, three radiators, door to a storage cupboard and door to the bathroom.

The kitchen area has wall and base units with work surface over, stainless steel sink and drainer unit with mixer tap over, electric oven, electric four ring hob, integrated slim line dishwasher and integrated fridge freezer, tiled splashbacks and fuse box.

Bathroom

Fitted with a double shower cubicle with mains fed shower, vanity wash hand basin with mixer tap over, low level W.C, heated towel rail, tiled splashbacks and a radiator.

Landing Space To Flat 2

Having a UPVC double glazed window to the side elevation and entrance door leading into the flat with a door to the shower room and living area.

Flat 2 (First Floor)

Irregular Shaped Room 24' 8" Max x 19' 4" Max (7.52m Max x 5.89m)

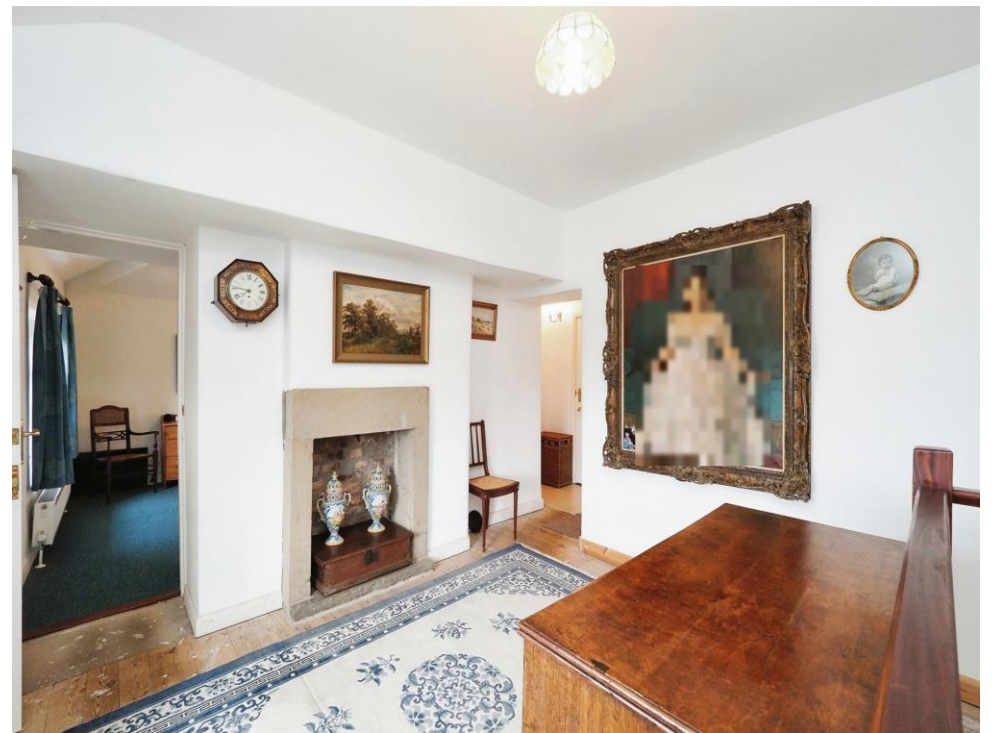
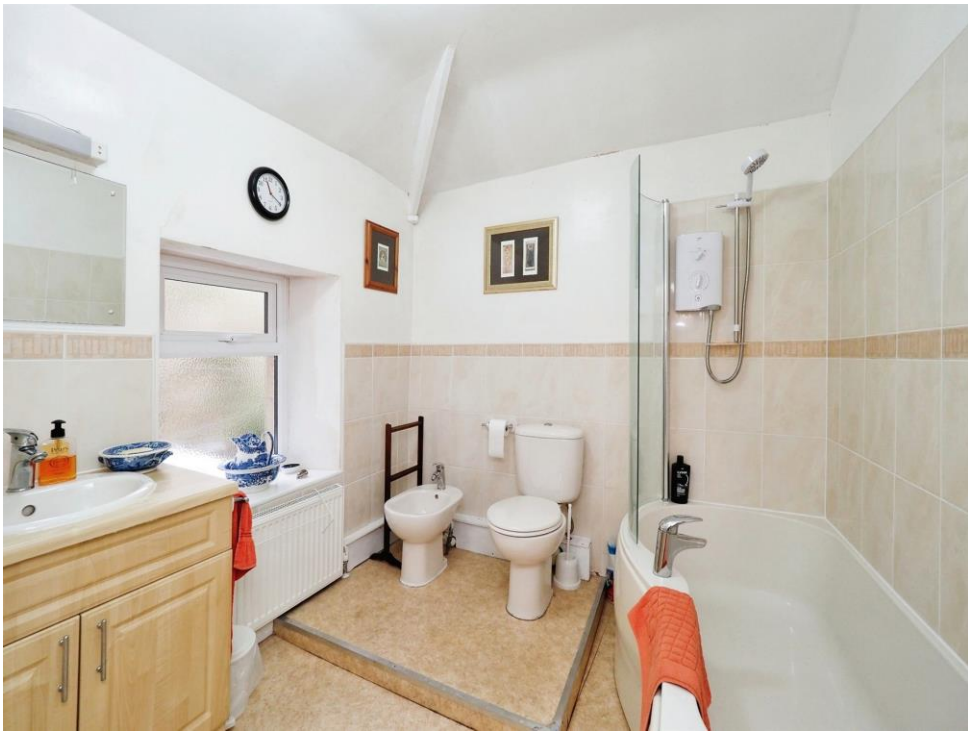
Being an open plan living/ kitchen and bedroom with UPVC double glazed windows to the front elevation, UPVC double glazed French doors opening to the balcony to enjoy the beautiful views, over stairs storage housing the fuse box, two UPVC double glazed windows to the side elevation.

The kitchen is fitted with base units with work surfaces over, stainless steel sink and drainer unit, four ring gas hob, electric oven, space for dishwasher and washing machine, stainless steel extractor over, three radiators, fitted wardrobes.

Shower Room

Fitted with a pedestal wash hand basin, low level W.C, shower cubicle with mains fed shower, heated towel rail, UPVC double glazed window to the side elevation and a radiator.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: A

Tenure: Freehold

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